



Offered for sale with no forward chain

Four good size bedrooms

Quiet village location, with easy access to neighbouring towns

Stylish open plan kitchen diner, with internal doors opening up to the lounge if required

Separate utility, with integral access into the garage

Beautifully presented detached modern home

Ground floor WC, family bathroom, and master ensuite

Sought after modern cul-de-sac

Ideal for families, couples or first-time buyers alike

Low maintenance gardens, and driveway for off-road parking

Offered for sale with no onward chain this beautifully presented detached modern property is a superb example of a family home, immaculately presented throughout and tastefully decorated. The property has plenty to offer with internal double doors from the lounge to the kitchen diner, offering both separate spaces or as a fantastic open plan area to the ground floor. The property has been well maintained by the current owners and is located in a quiet cul-de-sac in the popular village of Dearham, with easy access to the A66, and the neighbouring towns of Cockermouth, and Maryport, offering a quiet village feel, there is also a local garage and convenient store within walking distance for those everyday essentials.

Entering the property will find yourself in a way well presented entrance hall which provides access to a beautiful light and spacious lounge with internal double doors opening up into a stylish modern kitchen diner with uPVC sliding patio doors out onto the rear garden, there is also a useful utility and WC to the rear of the ground floor. To the first floor the spacious Landing provides access into a beautifully presented master bedroom featuring a full wall of fitted wardrobes and an ensuite shower room. There is three further well presented bedrooms and a contemporary modern family bathroom. Externally the property has a fabulous low maintenance garden with a fenced off area to the rear of the property ideal for anyone with pets or children with gated access to a low maintenance artificial lawn which is fenced around. The property also boasts an integral garage with up and over garage door and lighting.

Viewing is essential to appreciate this beautiful family home.

ACCOMMODATION

Entrance hall

Stepping into the entrance hall you get the first glimpse of the tasteful modern décor throughout the property, with wood effect laminate flooring, a stylish vertical column radiator. With stairs to the first floor, and access into the lounge.

Lounge

This bright and spacious lounge is beautifully presented with contemporary modern décor, a uPVC double glazed window looking out over the front of the property, whilst providing plenty of natural light, with a radiator below. With a TV connection, and internal wooden French doors which open up into the kitchen diner, making this a fantastic property for entertaining friends and family, creating a lovely open plan feel.

Kitchen diner

The kitchen diner has a contemporary modern feel to the kitchen area, with a range of Shaker style wall and base units, with complementary white work surfaces, and featuring a breakfast bar that defines the separate areas. There is a 1.5 ceramic sink and drainer unit, with mixer tap finished in stylish gold. A built-in electric oven sits below a black glass electric hob, with integrated extractor hood, and glass splash back. There is a useful large under stairs storage cupboard to the dining area, and the uPVC double glazed patio doors flood the space with natural light, offering access into the garden. An additional uPVC double glazed window looks out over the rear garden and sits above the kitchen sink. There is a stylish low-level pendant light above the dining area, and tasteful modern décor throughout, finished with a modern column style vertical radiator, and wood effect laminate flooring.

Utility

A useful rear utility has plumbing for a washing machine, and space for a tumble dryer, with wood effect flooring, and a door leading out onto the side of the property. With integral access into the garage, and access into the ground floor WC, a radiator, also houses the combi boiler.



Downstairs WC

The additional ground floor facilities essential for family life, include a push button flush toilet, and a wall mounted corner pedestal sink, with tiled splash back, and mixer tap, there is a uPVC double glazed window with frosted glass, and a radiator, with wood effect flooring.

First-floor landing

This spacious first floor landing has neutral modern décor, and a useful built-in storage cupboard, loft access to the ceiling. Providing access into the four bedrooms, and family bathroom.

Master bedroom

A well presented light and generously proportioned master bedroom which features contemporary modern décor and incorporates stylish floor-to-ceiling fitted wardrobes, with an additional over stairs storage cupboard, there is a uPVC double glazed window which overlooks the front of the property, with a radiator below, and access into the master ensuite.

Master ensuite

The contemporary modern ensuite shower room incorporates a modern high gloss vanity unit, with rectangular hand wash basin, and waterfall mixer tap, a push button flush toilet, and walk-in shower cubicle, with mixer shower with both rainfall and jet showerhead attachments and sliding glass doors. With fully tiled walls, and tiled flooring, a uPVC double glazed window with frosted glass, and modern chrome towel heating radiator, with extractor fan to the ceiling.

Bedroom two

Located at the front of the property this large double bedroom currently utilised as a home office, and sitting room with contemporary modern décor, with contrasting feature wall, a uPVC double glazed window which overlooks the front of the property with a radiator below, and TV connection point.

Bedroom three

Located at the rear of the property this double bedroom has a uPVC double glazed window, that looks out over the rear garden, neutral modern décor, and a radiator below the window.



Bedroom four

The fourth bedroom is a well proportioned single room to the rear of the property, with tasteful modern décor, a uPVC double glazed window which overlooks the rear garden with a radiator below, and a TV connection point.

Family bathroom

The family bathroom is conveniently located between all the bedrooms on the first floor and incorporates a stylish suite, which comprises high gloss vanity unit with drawers, housing a hand wash basin with water for mixer tap. A push button flush toilet, and basin with mixer tap, with wall mounted shower attachment, and glass shower screen, with contemporary part tiled walls, tile effect flooring, chrome towel heating radiator. A uPVC double glazed frosted glass window, with extractor fan.



Externally

To the front of the property is a good-sized driveway, which leads to the integral garage with up and over door, and a well maintained open lawn. There is access either side to the rear garden. To the rear of the property, is a small, fenced gravel area with gated access to the rest of the garden and is ideal for anyone with pets, or small children that wishes to have the patio doors open. The large lawn space has been designed with ease in mind with artificial grass. The rear garden is fenced around making it secure.

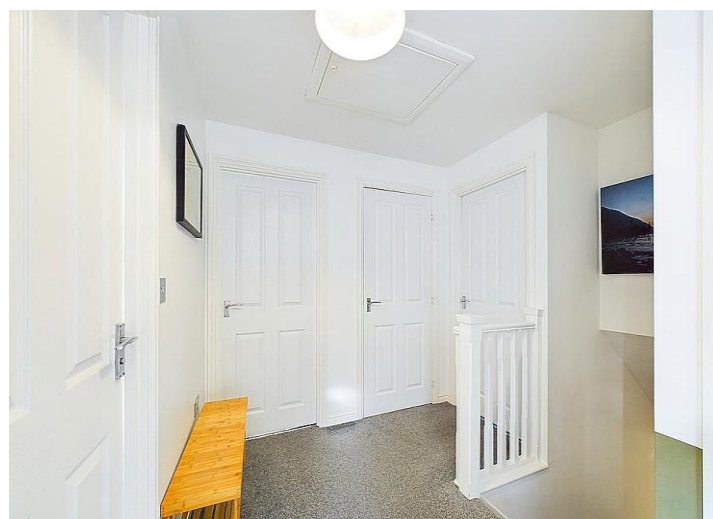


TENURE

We have been informed by the vendor the property is freehold.

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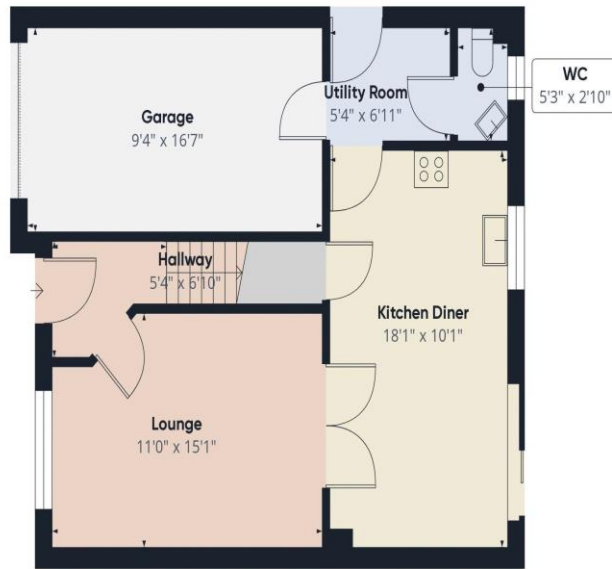


NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.

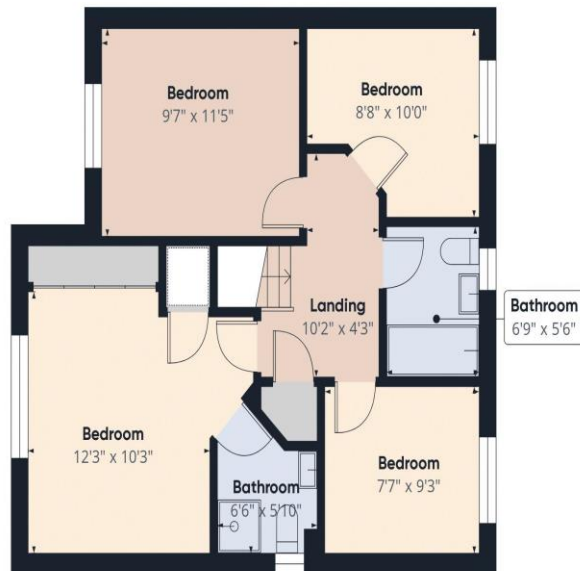






Ground Floor

Approximate total area[®]
1159.36 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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