



- Boasts a lovely sunroom, from which to enjoy the garden**
- Well maintained kitchen with separate dining room**
- Lovely lounge with bay window to the front**
- Driveway and garage for off street parking**
- Delightful mature garden which feels private**
- Offers versatile accommodation**
- Benefits from three bedrooms**
- A perfect place to call home**
- A deceptively spacious dormer bungalow**
- Quiet and popular residential area**

Set in an attractive and quiet residential development, Broadacre is a lovely detached bungalow. The the area has long been a popular place to live and would be well suited to a family or perhaps someone needing a bungalow. The property has plenty to offer with a versatile living and plenty space both inside and out. Broadacres is set relatively centrally to the nearby towns of Whitehaven and Workington making it an excellent choice for anybody who travels to either town for work or leisure. Just a two minute drive from the property is a newly built garage with its convenience store. On arriving at the property you will notice the driveway and garage, which provide ample off street parking, and the well maintained garden to the front. Stepping inside there is a spacious hallway which leads to the lovely lounge with its large bay window looking out of the front of the property. There is a well maintained kitchen which leads to a fabulous sunroom. The sunroom is a wonderful place to sit, relax and enjoy the garden particularly with the French doors open. Also on the ground floor is the generously sized master bedroom, the dining room and also the bathroom. There are stairs leading up to the first floor landing which in turn leads to 2 further bedrooms. There is plenty of space to the rear of the property boasting a fabulous garden. The garden has a wide range of shrubs and is backed by mature trees, which makes it incredibly private and also attracts a variety of birdlife and wildlife. The garden is a lovely place to sit and relax and spend time with friends or family. to appreciate the property and all it has to offer both inside and out we highly recommend you arrange a viewing.

## ACCOMMODATION

### Hallway

The hallway is accessed via a uPVC door which has a large, oval, decorative, frosted glass panel. The hallway benefits from decorative coving, a double panel radiator and leads to the lounge, kitchen, dining room, bedroom and the bathroom.

### Lounge

This lovely room features a uPVC double glazed bay window which looks out over the front garden. There is a modern pebble electric fire central to one wall and the room also enjoys decorative coving, a ceiling rose and a double panel radiator provides plenty of warmth when required.

### Kitchen

The kitchen has been lovingly maintained and comprises of; a range of cream shaker style wall and base units, complimentary worktop and tiled splash backs providing certain cottage feel. There is a built in electric oven, separate electric hob and an extractor is in place above. The kitchen also has a built in cupboard, double panel radiator and stainless steel 1.5 sink with drainer board with a mixer tap and has a lovely view over the rear garden. Leads through to the sunroom whilst a half glazed uPVC door leads out onto the patio area of the garden.

### Sunroom

This fabulous addition to the property is a lovely place to sit and relax as it is so peaceful. Not only that, it has a large window which looks directly out onto the garden. There are uPVC French doors which look out onto the garden, provide additional natural light and in summer is lovely to open so you can listen to the bird song. The room has two double panel radiators and there is a door that leads through to the garage.

### Garage

The garage has a traditional up and over door and there is a uPVC double glazed window allowing in plenty of natural light. The garage also houses the Worcester combi boiler.

### Bathroom

A well maintained bathroom comprising of; a bath with folding glass screen and Mira shower above. There is a toilet, pedestal hand wash basin, fully tiled walls, tiled flooring, a double panel radiator and a uPVC double glazed frosted glass window.



### Master bedroom

A lovely double bedroom, boasting a four door fitted wardrobe with matching bedside tables, feature shelving and over bed cabinets. There is decorative coving, a double panel radiator and a uPVC double glazed window with views to the front.

### Dining room

The dining room, which could also be used as a home office if desired, has a double panel radiator and a uPVC double glazed window that has a lovely view directly onto the rear garden. There are stairs leading up to the first floor landing.

### First floor landing

Here you will find a useful storage cupboard and there are stairs leading to two further bedrooms. There is also a picture window which looks out onto the garden.

### Bedroom two

A tastefully decorated bedroom with TV point, double panel radiator and a uPVC double glazed window that enjoys an elevated view down onto the garden.

### Bedroom three

The third bedroom has a built in wardrobe and draw units, double panel radiator and a uPVC double glazed window enjoying a lovely view. There is also access to a substantial walk in loft space which is excellent storage.

### Exterior

At the front of the property there is a driveway which provides off street parking and the drive also leads to the integral garage. The front has a variety of shrubs which provide a splash of colour throughout the year and there is also a well maintained lawn. The rear garden is an utter delight, with its wide variety of shrubs, plants and backdrop of mature trees which attract a variety of birds. The bird song can be enjoyed from the spacious patio outside the French doors and from the privacy of the rear garden.

### TENURE

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

### COUNCIL TAX BAND D

### EPC D



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## NOTE

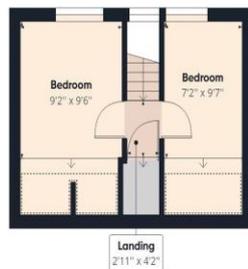
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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



Floor 1



Approximate total area<sup>(1)</sup>

1179.91 ft<sup>2</sup>

Reduced headroom

58.40 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

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