



**Spacious three-bedroom bungalow**

**Benefits from a well-maintained kitchen and bathroom**

**Driveway for two cars plus detached garage**

**Benefits from a conservatory**

**The western lakes and Cumbrian coastline within easy reach**

**Lovely open plan lounge/diner with lots of natural light**

**Enjoys three generously sized bedrooms**

**Generously sized garden to both front and back**

**Quiet and sought-after area**

**Offers good value for money for so much space**

For those who may be looking to downsize, or have always dreamt of owning a bungalow, this could be simply perfect for you. Set in a quiet and sought-after area of Dearham, the property is located on a spacious plot. The village of Dearham has long been a desirable place to live and has a wide range of amenities, including a garage with convenience store, pubs and the western lakes, surrounding fells and the Cumbrian coastline are within easy reach. The nearby towns of Maryport and Cockermouth are also just a 5 to 10 minute drive away. As you arrive at the property you will notice the spacious garden to the front and there is a good sized, low maintenance garden to the rear. Parking is certainly not a problem, with a drive for two cars and a garage with electronic up and over door. Step inside the property you'll find yourself in the main hallway which leads through to a secondary hall which has plenty of storage space. The open plan lounge and diner has lots of natural light, with its four windows making the room bright and airy. The kitchen and bathroom are both well maintained and there is three good-sized bedrooms. The third bedroom would also make an ideal home office, TV room or perhaps a hobby room if the third bedroom is not required. Accessed from the garden, there is also a conservatory, which is ideal for those summer months where you can sit out and enjoy the garden. To arrange a viewing of this lovely bungalow and the space and value for money has to offer please get in touch to arrange a viewing.



## ACCOMMODATION

### Hallway

The hallway is accessed via modern uPVC door with frosted glass panels allowing natural light. The hallway benefits from stylish flooring, a radiator and a useful double socket. The hallway leads to a secondary hall, the kitchen, two of the bedrooms and the bathroom. You can also access the loft.

### Secondary hallway

Here you will find plenty of storage space and a continuation of the modern flooring found in the main hall. There is a glazed door that leads through to the open plan lounge and diner, there is also access to one of the bedrooms.

### Lounge/diner

The spacious room has lots of natural light as there is a total of four uPVC double glazed windows making it a lovely bright room. There is ample space for both living room and dining room furniture. In the centre of the room you will find a pebble effect electric fire and there is decorative coving and two radiators in place.

### Kitchen

This well-maintained kitchen incorporates a range of wall and base units, with a complementary worktop. There is a stainless steel sink with drainer board and mixer tap, positioned below a uPVC double glazed window that looks out onto the garden at the rear. The kitchen has plenty of storage and there is space for a washing machine, tumble dryer and fridge. Extra storage is provided by a built-in cupboard. The kitchen houses the boiler and there is a double panel radiator. A half glazed uPVC door allows in additional natural light and lead out to the garden.

### Conservatory

Accessed via the garden, this useful room makes an ideal garden room, perfect to spend the summer months. There is tile flooring and the conservatory is accessed by a half glazed uPVC door.

### Bedroom one

A lovely double bedroom with plenty of space. There is decorative coving, a radiator and uPVC double glazed window.





### Bedroom two

A second double bedroom featuring decorative coving, a radiator and a uPVC double glazed window.

### Bedroom three

The third bedroom would make an ideal home office, dressing room or TV room if an actual bedroom is not required. There is decorative coving, a radiator and a uPVC double glazed window that looks out to the garden on the front.

### Bathroom

The bathroom incorporates a bath with mixer tap, glass screen and shower above. There is a pushbutton toilet and wash basin with mixer tap over two door vanity providing plenty of storage. The bathroom has fully tiled walls, stylish flooring extractor and a uPVC double glazed frosted window.

### Garage

The garage boasts an electronic up and over door and a uPVC pedestrian door to the rear, accessed from the garden. The garage also benefits from lighting and power.

### Exterior

At the front of the property there is a spacious and well maintained lawn garden, which is fenced around, perfect for those with young children, grandchildren or pets. At the rear, there is parking for two cars and access to the garage. The rear garden has been designed with ease of maintenance in mind and is laid to patio. There is a bin storage area, garden shed and raised flower/vegetable beds. The rear garden is also securely fenced around.

### TENURE

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

### COUNCIL TAX BAND B

### EPC C





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## MORTGAGES

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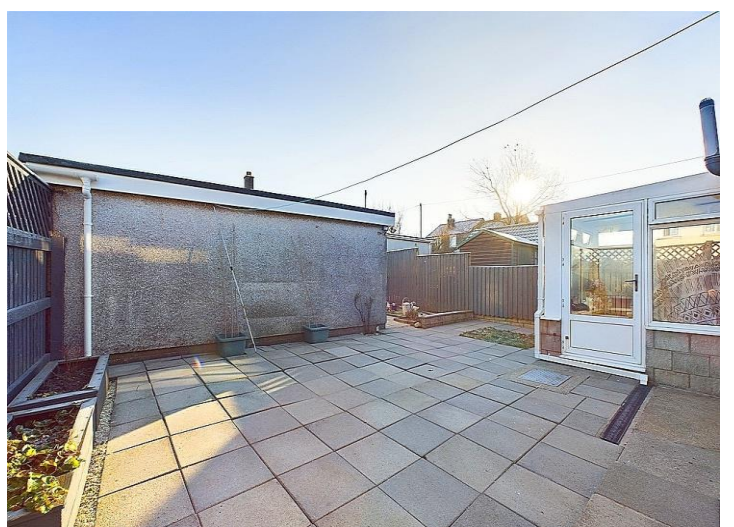
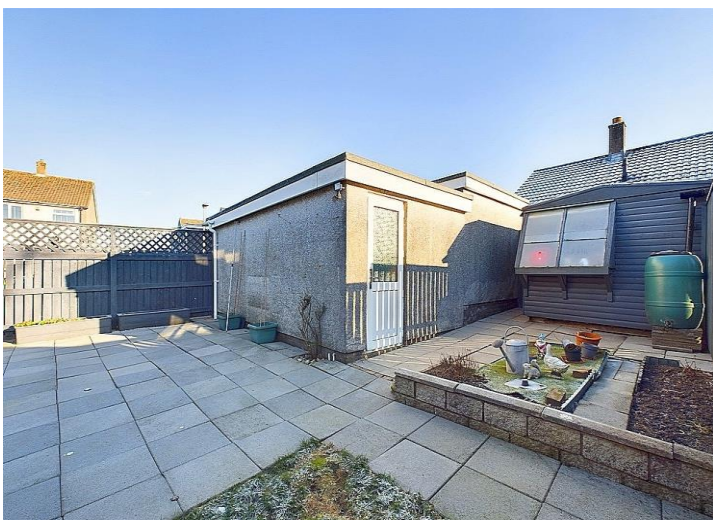


## NOTE

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.







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Ground Floor Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>  
1063.16 ft<sup>2</sup>

(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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