



**Offered for sale with no forward chain**

**Bordered by trees and woodland, creating a lovely quiet space**

**Three bedrooms to the first floor, with a guest bedroom to the lower ground floor**

**Easy access to the A595, Cockermouth, Workington, and Whitehaven**

Offered for sale with no forward chain, this lovely modern property has versatile accommodation set over three floors with split level living, making it ideal for the modern family. This splendid family home is nestled in the quiet village of Little Clifton and is perfectly located, at the rear of the estate and backed by trees, and woodland, creating a lovely private feel and meaning the garden is frequented by squirrels and local wildlife. The sought-after village while providing a lovely semi-rural feel, enjoys good transport links and is just a few minutes' drive from the popular market town of Cockermouth. The towns of Workington, and Whitehaven can also easily be reached by the nearby A595. The property has been well cared for by the current owners and is tastefully decorated from top to bottom and is ready to move into. When entering the property, the entrance hall provides access into the kitchen, and the lovely lounge space with a Juliet balcony. Coming back into the hall there is a useful WC, and a set of stairs leading down to the lower ground floor, where there is a lovely quiet sitting room, with patio doors which lead out onto the garden and look out over the woodland behind. There is access here to the fourth bedroom, which makes a fantastic guest space, or perhaps with the attached living space would be great for an older relative or perhaps a teenage child. To the first floor there are three good size well presented bedrooms, with the master boasting a contemporary ensuite shower room, the family bathroom, is conveniently located by the bedrooms on the first floor. Externally the property enjoys a driveway, providing off-road parking, and a good size garage. To the rear of the property there is a low maintenance rear garden, with a lawn and patio area, which is bordered by trees and woodland, making it a lovely quiet place to sit and enjoy the peace and quiet

**Versatile accommodation set over three floors**

**Two versatile reception rooms, with Juliet balcony and patio doors**

**Quiet sought after semi-rural village location**

**Driveway, gardens and a good size garage.**

## ACCOMMODATION

### Entrance hall

Entered through a modern composite door with a frosted patterned glass, the entrance hall has neutral décor, with lovely contrasting wooden balustrades, and stairs leading to the first floor and lower ground floor. With wood effect flooring, a radiator, provides access into the kitchen and lounge, and access into the WC.

### Kitchen

A good size kitchen with a range of wood wall and base units, with contrasting work surfaces and tiled splash backs. A built-in electric oven, with stainless steel gas hob that is set in the worktop, with integrated extractor hood above. A 1.5 stainless steel sink, and drainer unit, with a mixer tap, with plumbing for a washing machine below. With modern wood effect flooring, a radiator, and a uPVC double glazed window overlooking the front of the property.



### Lounge

The well presented light and airy lounge has uPVC double glazed patio doors, which open inwards to reveal a Juliet balcony, taking full advantage of the beautiful scenery to the rear of the property, being surrounded by trees you can often spot wildlife in the garden. The Juliet balcony provides plenty of natural light into the space. With tasteful décor, two radiators, a TV aerial point, and decorative coving to the ceiling.



### WC

Offering an additional WC, ideal for family life. With push button flush toilet, wall mounted sink with tiled splash back, and a radiator, with neutral white décor, and wood effect flooring.

### Lower ground floor hall

From the main hallway, there is access to the lower ground floor where there is a lobby area with a useful under stairs storage cupboard, an internal window looking into the sitting room, and a radiator.

### Sitting room

This lovely quiet space has uPVC double glazed patio doors, which lead out onto the rear garden and a perfect place to view the wildlife, which frequent the space from the woodland beyond. With uPVC double glazed windows either side, providing additional natural light, a tasteful neutral décor, and a radiator, with access into bedroom four.



### Bedroom 4/guestroom

This generously sized fourth bedroom, makes an excellent guest room or perhaps being attached to living space is perfect for an older child or relative. Offering versatile accommodation, this could also make a great home office space, or perhaps a playroom. With neutral décor, a uPVC double glazed window, overlooking the rear garden and a radiator.

### First-floor landing

The first floor landing has a uPVC double glazed window on the half landing, there is loft access to the ceiling, and lovely wooden balustrades, which contrast with the modern neutral décor. With a radiator, and a useful built-in airing cupboard, with an internal radiator.

### Master bedroom

A beautifully presented light and spacious master bedroom with a tasteful décor, and a uPVC double glazed window, overlooking the rear of the property offering a lovely outlook onto the woodland behind. A radiator below, and access into the master ensuite.

### Master ensuite

The contemporary modern ensuite shower room has a walk-in shower cubicle, with sliding glass door, with mixer shower with a tiled surround. A pushbutton flush toilet, and pedestal sink with mixer tap, with part tiled walls, a single radiator, and a uPVC double glazed frosted glass window. Useful wall mounted storage cabinet, and an extractor fan to the ceiling, with wood effect flooring.

### Bedroom two

Located at the front of the property the second well proportioned double bedroom, has a neutral modern décor, a uPVC double glazed window, which overlooks the front of the property with a radiator below.

### Bedroom three

A good size bedroom with a modern neutral décor, a uPVC double glazed window, which overlooks the rear garden and the trees beyond, and a radiator.

### Family bathroom

The contemporary family bathroom has a modern white suite, which briefly comprises of bath with mixer tap, with handheld shower attachment mounted to the wall, a pushbutton flush toilet, and a pedestal sink, with mixer tap. With part tiled walls, with a neutral décor, a radiator, and wood effect flooring. An extractor fan to the ceiling, and a uPVC double glazed frosted glass window.



## Garage

This property benefits from off-road parking, leading to a detached garage, with lighting and electric, with an open over garage door.

## Externally

To the front of the property is a lovely open lawn space, with a tarmac driveway, providing off-road parking, and leading to the garage. There is access to the side of the property, which leads down to the rear garden. The rear garden is a lovely space which is frequently visited by wildlife including birds and squirrels, with the woodland behind. This creates a lovely, secluded feel to the garden space.

## TENURE

We have been informed by the vendor the property is freehold

## COUNCIL TAX BAND D

## EPC TBC

## LOW FEES, LOCAL EXPERTISE

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## MORTGAGES

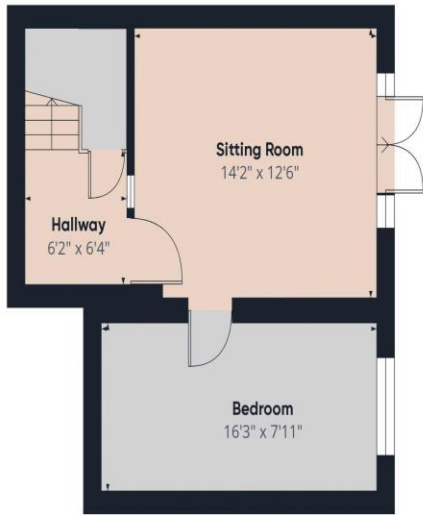
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## NOTE

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.







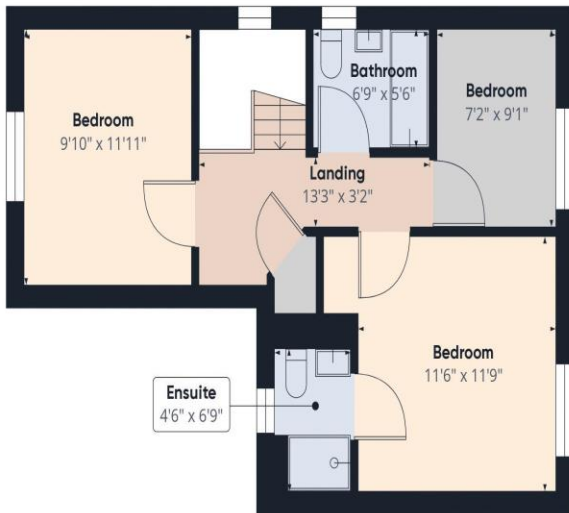
Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
1313.84 ft<sup>2</sup>



Floor 2

(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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