



**Beautifully presented detached bungalow**

**Large gated driveway and two detached garages**

**Stylish modern bathroom with freestanding bath**

**Good size gardens with patio area with fell view**

**Three double bedrooms**

**Beautifully fell views**

**Popular village location**

**Spacious modern open plan kitchen diner**

This beautiful detached bungalow, has an incredible amount to offer. Enjoying uninterrupted views across the Cumbrian countryside and towards the fells from the garden. A fabulous choice of home for anybody who appreciates tranquillity and scenic views. Nestled in the quiet village of Moor Row, which has always been a popular place to live and has excellent transport links with the nearby A595. The road provides easy access to the nearby towns of Whitehaven and Egremont, which can be reached in just a few minutes' drive. Also, just a two minutes' drive from the property is a garage with large convenience store. The picturesque Cumbrian coastline, lakes and surrounding fells are all easily accessible from the village.

The property has plenty to offer and is set on a generous size plot, with a pleasant garden and two detached garages. The bungalow itself is well presented throughout and is ready to move into. The property also benefits from Solar Panels, helping to reduce electricity bills. There is an entrance hall with excellent storage and access to the utility, inner hallway, beautiful open plan kitchen diner, which is open to the sitting/dinning room which enjoys stunning fell views, perfect for family life, with patio doors leading to the rear garden. There is a lovely separate, bright and airy, lounge. There is a total of three, well presented, generously proportioned, bedrooms. The family bathroom, boasts a four piece suite with free standing bath and separate shower. As mentioned, the property sits on a spacious plot and has a large driveway with space for multiple vehicles and will be ideal for anybody who has a caravan or motorhome. There is a good size rear garden, two detached garages, one benefitting from a toilet to the rear and a lovely patio area which enjoys the fell views on offer.

If you are looking for a property that with plenty of space inside and out, with the charm and tranquillity that the Cumbrian countryside offers, then we highly recommend booking an early viewing.

## ACCOMMODATION

### Entrance hall

Entered through a modern composite door with frosted glass panels with a uPVC double glazed window providing plenty of natural light. A large cloak cupboard offers excellent storage and there is a wall mounted, modern vertical column style, radiator. Provides access into the inner hall and utility.



### Utility

Useful utility room with a range of contemporary base units with contrasting wood effect work surface, stainless steel hand wash basin, mixer tap and plumbing for a washing machine. Laminate flooring and a uPVC double glazed window overlooks the front of the property.

### Inner hallway

Spacious T-shaped inner hallway, with single panel radiator, decorative coving to the ceiling and loft access. With laminate flooring and modern neutral décor. Provides access into bedrooms, bathroom, kitchen and lounge.



### Lounge

Beautifully presented lounge with ornate decorative fireplace, uPVC double glazed window overlooks the front of the property with a single panel radiator below and decorative coving to the ceiling. With lovely, modern, oak effect flooring.

### Kitchen diner

Stylish, modern, open plan kitchen/diner/living area. A spacious, contemporary, modern, fitted kitchen with dining/seating area. The kitchen consists of a range of modern cream wall and base units with beautiful contrasting wood effect work surfaces and matching upstands. The heart of the kitchen is the large, modern, range cooker, with four oven/grill compartments and seven ring gas burning hob. Modern glass feature splash back with a stainless steel and glass extractor hood and an integrated dishwasher. There is a uPVC double glazed window overlooking the front of the property, single panel radiator and modern wood effect flooring. The kitchen is open to the sunroom/dining room.



### Sunroom/dining room

A lovely addition to the property, this spacious light and airy room is the ideal place to enjoy the lovely views on offer. With four uPVC double glazed windows, offering spectacular views, with uPVC double glazed patio doors leading out on to the rear garden. With beautiful modern décor and wood effect flooring, single panel radiator and TV aerial point.

### Master bedroom

Beautifully presented, generously proportioned, master bedroom. With a range of modern fitted wardrobes and modern décor. The master bedroom boasts two uPVC double glazed windows which take full advantage of the lovely fell view and provide excellent natural light. There is modern laminate flooring and single panel radiator.

### Bedroom two

A spacious, well presented, double bedroom. With a range of useful fitted wardrobes, power points, fitted desk with drawers and fitted chest of drawers. With uPVC double glazed window overlooking the rear garden with single panel radiator below and TV aerial point.

### Bedroom three

Good sized third bedroom with uPVC double glazed window overlooking the rear of the property with single panel radiator below. Modern neutral décor, oak effect flooring and decorative coving to the ceiling.

### Exterior

The property sits on a spacious plot with wrap around gardens and has a large gated driveway with space for multiple vehicles, ideal for anybody who has a caravan or motorhome. There is a large rear garden, which is laid to lawn, two detached garages offer excellent storage and a patio area which enjoys the fell view to the side of the property. The perfect space to sit and relax or entertain family and friends.

### TENURE

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

### COUNCIL TAX BAND C

### EPC D



## LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.



## MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



## 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.







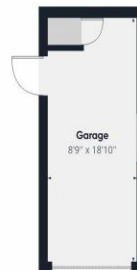
Ground Floor Building 1



Approximate total area<sup>(1)</sup>  
1668.28 ft<sup>2</sup>



Ground Floor Building 3



Ground Floor Building 4

(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.

GIRAFFE360