



**Well presented detached bungalow**

**Two double bedrooms**

**Generous plot with lovely gardens**

**Sought after cul-de-sac location**

**Large driveway and detached garage**

**Spacious lounge, with multi-fuel stove**

**Versatile summerhouse/office to the garden**

**Family bathroom plus master ensuite**

Nestled on a spacious corner plot, in a quiet cul-de-sac, is this beautifully presented detached bungalow. Tastefully decorated throughout and boasting a log burning stove and a summerhouse, this lovely property is sure to be popular. The property is located on Chaucer Road, which has always been a sought-after place to live. It is certainly convenient, as Workington town centre can be reached with just a few minutes drive, where you will find a wide range of shops, cafés and other amenities. There is also a regular bus service to the town, and local amenities are within walking distance. The accommodation briefly comprises, entrance vestibule, entrance hall, with large storage cupboard, a spacious, lounge diner with multi-fuel stove and a contemporary kitchen. To the first floor the master bedroom benefits from a modern ensuite, the second double bedroom is generously sized and there is a well presented family bathroom close to the bedrooms. Externally, the property boasts a lovely corner plot, with a large driveway and detached garage. The side gate leads to a lovely patio area with wood store and a gravelled area, with planted borders, where you will find the summerhouse. Currently used as a home office space. The well maintained lawn to the rear of the property, has raised borders with a selection of shrubs and there are gravelled, raised beds, ideal for plant pots. Viewing is essential to appreciate the plot and location of this lovely bungalow.

## ACCOMMODATION

### Entrance vestibule

Entered through a modern composite door, with matching frosted glass side panel. The vestibule has neutral décor, with decorative coving and a glazed wooden door leading into the inner hallway.

### Entrance hall

The well presented entrance hall has contemporary, modern décor, complemented by the wood effect flooring. There is loft access to the ceiling, a radiator and a large, walk-in storage cupboard. Provides access into the lounge diner, kitchen and bedrooms, as well as the bathroom.

### Lounge

The beautifully presented lounge is light and spacious, with tasteful, modern décor. A lovely feature to the lounge is the log burning, multi-fuel stove, set into the chimney breast, with wooden mantle above and black hearth. There is a uPVC double glazed window to the front of the property, flooding the room with natural light, with a radiator below. There is decorative coving, and ample space for a dining area, with additional radiator to the rear of the room and TV connections.

### Kitchen

The contemporary kitchen has a range of wall and base units, with contrasting work surfaces and tiled splash backs. A 1.5 stainless steel sink and drainer unit, with mixer tap, is set below a uPVC double glazed window overlooking the rear of the property, with plumbing for washing machine below. There is a built-in electric oven, with gas hob, set into the worktop, with a stainless steel and glass extractor hood above. A lovely feature of the kitchen is the large, pantry style, storage cupboard with shelving. The kitchen benefits from a radiator and wood effect, vinyl flooring.

### Master bedroom

The generously sized master bedroom has neutral décor, a radiator and a uPVC double glazed window which overlooks the rear garden. Provides access into the ensuite.



### Master ensuite

The contemporary, modern ensuite shower room has a large, walk in shower cubicle with bi-folding glass door, a pedestal sink with mixer tap and a toilet. The ensuite benefits from a radiator, wood effect vinyl flooring and part tiled walls. A uPVC double glazed frosted glass window provides additional, natural light.

### Bedroom two

A second, well presented and well proportioned double bedroom, with tasteful modern décor, a radiator and a uPVC double glazed window, overlooking the rear of the property.

### Family bathroom

The family bathroom benefits from a large, fitted vanity unit, which incorporates a concealed cistern toilet and a hand wash basin with mixer tap. The bath has a mixer tap, with wall mounted shower attachment and the bathroom has part tiled walls, and wood effect, vinyl flooring. There is a uPVC double glazed frosted glass window, and a radiator.

### Garage

The detached garage has a pitched roof and an up and over garage door. The garage benefits from a water supply, electric and lighting.

### Externally

To the front of the property in a large driveway, providing ample off-road parking, with gated side access to the rear. To the rear of the property is a lovely, rear garden with patio area, gravelled borders, wood store and access into the summerhouse. The summerhouse is currently used as a home office space, but would make a great home bar or hobby room, it is fully insulated and benefits from electricity. The beautifully maintained lawns have raised gravelled hardstanding, ideal for pots, and raised borders with a range of shrubs and plants.

### TENURE

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

### COUNCIL TAX BAND C

### 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.





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Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area<sup>(1)</sup>  
1055.68 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.

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