



**Boasts a fantastic and spacious sunroom**

**Stylish kitchen/breakfast room with integrated appliances**

**Highly versatile games room/home office or bedroom**

**Modern bathroom, plus downstairs WC**

**Generously sized yet low maintenance garden to the rear**

**Lovely lounge with double doors**

**Benefits from a separate utility room**

**Three good-sized bedrooms with plenty of storage**

**Tarmac driveway provides plenty of off-street parking**

**Enjoys a pleasant, countryside outlook to the front**

This fantastic home has such a tremendous amount to offer, including versatility. This home benefits from a total of three reception rooms, which can be used for a variety of purposes. Sure to catch your eye is the huge sunroom with its solid roof which allows all year-round use and would make an excellent dining room as it adjoins the kitchen, but also makes an excellent reception room. The lounge is tastefully decorated and boasts double doors that lead to the kitchen/breakfast room. The kitchen has plenty of style with its breakfast island, and integrated appliances. There is a separate utility, and handy downstairs WC. The third reception room is currently used as a playroom, but makes an ideal and spacious home office, TV room, and could be used as a fourth bedroom if required. On the first floor you will find stylish doors, the same as downstairs, leading to all three bedrooms, and the bathroom. The master bedroom has fitted wardrobes, which provide plenty of storage and boasts a rather luxurious ensuite, and a pleasant outlook to the front. The second and third bedrooms have fitted built-in wardrobes offering plenty of storage. The family bathroom is modern and in good condition. Externally there is a tarmac driveway to the front which provides plenty of off-street parking and a pleasant, relatively private garden to the rear, which is perfect for those warmer months, sitting out and enjoying the sunshine.

The property is located in the quiet village of Broughton Moor is a popular place to live. Within a few minutes' walking distance there is Broughton Moor Primary School, ideal for those with younger children. The nearby towns of Maryport, Workington, and Cockermouth are all just a short 10-minute drive away. The property really has plenty to offer for anybody who wants style, space and versatility. To arrange a viewing to see what this property can offer you and your family, please get in touch with the office at your earliest convenience.

## ACCOMMODATION

### Hallway

The hallway is accessed by a stylish composite door and benefits from a numbered, frosted glass panel. There is modern flooring, a radiator and eye-catching doors that lead through to the lounge, the versatile games room and there are stairs leading to the first floor landing.

### Lounge

This lovely, well presented room offers plenty of space. There is an under stairs storage cupboard, a radiator and a uPVC double glazed window enjoying a pleasant outlook to the front. A lovely feature of the lounge are the stylish double doors that open up to the kitchen/breakfast room.

### Kitchen/breakfast room

Bursting with style is this beautiful, modern kitchen, which comprises of a range of base units and matching full height units, with a complementary worktop. The kitchen has a built-in electric oven and grill, with a separate five ring induction hob. A 1.5 composite sink and draining board with mixer tap, is set below a uPVC double glazed window looking out onto the rear garden. For convenience, the kitchen features an integrated dishwasher and fridge freezer. You will notice the stylish island, with its breakfast bar, built-in cupboards and there is also a feature wall that is fully tiled and has power points for a wall mounted flatscreen TV. The room has ceiling spotlights and a space-saving designer column radiator. A door leads through to the utility, whilst double doors open up to the sunroom.

### Utility

The utility room has plumbing for a washing machine and useful cupboards with a handy work surface. Here you will also find the boiler, neatly placed in the corner of the utility room. There is a radiator and a door to the WC, whilst a half glazed uPVC door leads out to the exterior.

### WC

Here you will find a push button toilet and pedestal hand wash basin with mixer tap and tile splash back. There is a radiator, ceiling spotlights, an extractor and a uPVC double glazed frosted window.



## Sunroom

What a fantastic addition to the property! This fabulous room offers a tremendous amount of versatility and could be used as a dining room, playroom or would simply makes a fantastic reception room. You will notice the vaulted ceiling, which is insulated and has skylights allowing plenty of light, whilst allowing all year-round use, no matter the weather outside. The numerous windows allow in plenty of natural light and French doors open out to the garden. The room has plenty of power points and there are also designer radiators which provide plenty of warmth.



## Games room

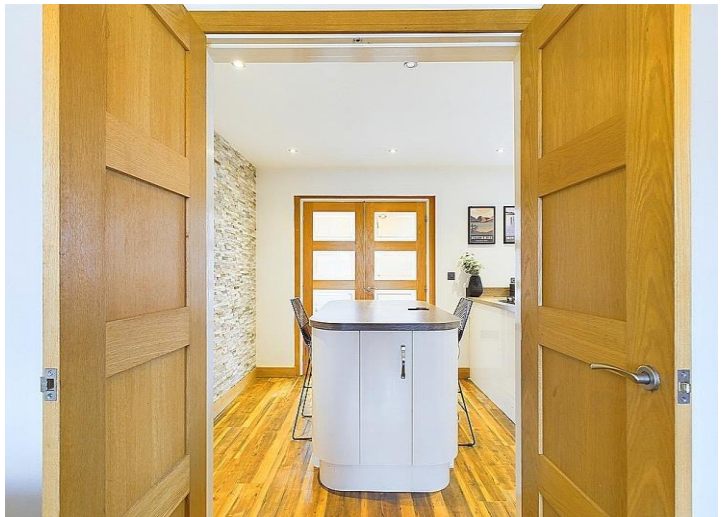
This highly versatile room could be used for a variety of purposes depending on your own individual needs. Perhaps you need a home office, or a playroom for the kids and this is perfect. The room has ceiling spotlights, a radiator and a uPVC double glazed window to the front.

## First floor landing

You will notice the same stylish doors found downstairs, which lead to all three bedrooms and the bathroom.

## Master bedroom

This lovely double bedroom boasts a five door fitted wardrobe which provides fantastic storage. There is an additional cupboard offering extra storage space if required. There is a radiator neatly placed below a uPVC double glazed window which enjoys an attractive outlook onto countryside to the front. This bedroom also boasts a beautiful ensuite shower room.



## Ensuite shower room

A rather luxurious ensuite comprising of a shower with rainfall, handheld showerhead's and body jets. There is a mirror with built-in LED lighting above a wash basin with waterfall mixer tap, set above a two door vanity unit. There is a black heated towel rail, shaver point and the walls and floor are fully tiled. The ensuite has ceiling spotlights and a uPVC double glazed frosted window.

## Bedroom two

The second bedroom offers plenty of space and features a two door fitted wardrobe. Light and airy, the room has a radiator and a uPVC double glazed window that looks out onto the rear.



### Bedroom three

The third bedroom benefits from a two door built in wardrobe which provides fantastic storage. There is a radiator and a uPVC double glazed window to the rear.

### Bathroom

A modern bathroom comprising of a bath, toilet and pedestal hand wash basin with waterfall mixer tap. The bathroom has fully tiled walls, tile flooring and there is a chrome heated towel rail. Ceiling spotlights provide plenty of illumination and there is an extractor and a uPVC double glazed frosted window.

### Exterior

At the front of the property, there is a spacious and well maintained tarmac driveway which provides off-street parking for several vehicles. There is access around either side of the property to the garden at the rear. Here you will find a spacious patio area which is ideal for garden furniture. There is an area of low maintenance artificial turf with a pergola above. An additional area of lawn provides an area for children to play or for adults to sit. The whole garden is securely fenced around making ideal for those with younger children.

### TENURE

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

### COUNCIL TAX BAND C

### EPC TBC

### LOW FEES, LOCAL EXPERTISE

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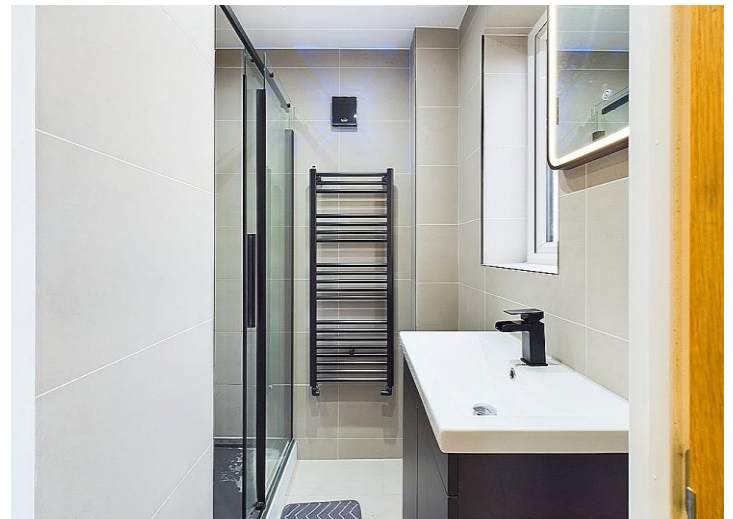
## MORTGAGES

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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.

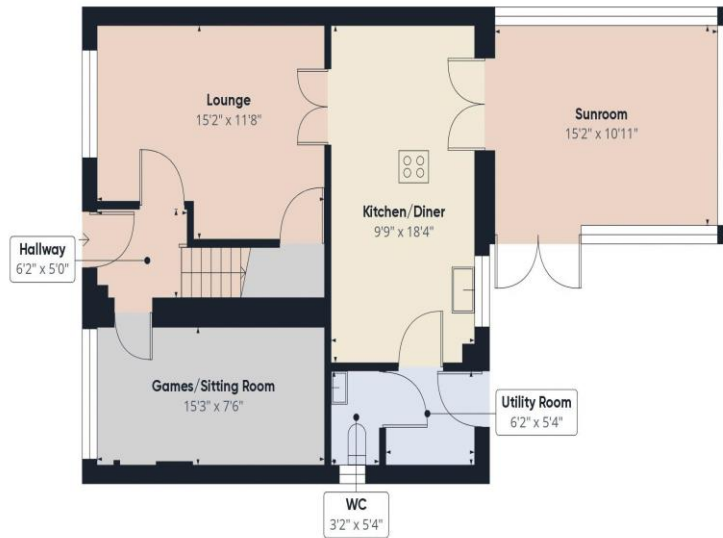




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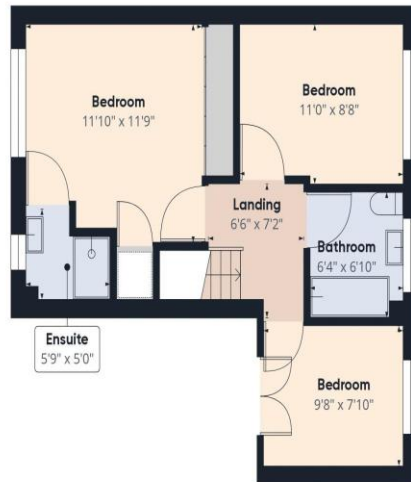
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Ground Floor

Approximate total area<sup>(1)</sup>  
1198.88 ft<sup>2</sup>



Floor 1

(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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