



**Incredibly spacious, approximately 2500 sq ft**

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

**Spacious lounge and dining room**

**Large downstairs shower room and stunning upstairs bathroom**

**Tremendously versatile accommodation**

**Stunning oak kitchen with island and range**

**Two large, versatile downstairs bedrooms**

**Two large double bedrooms upstairs**

Deceptively spacious is a phrase that does not do this fabulous home justice. Enjoying approximately 2500 sq. ft of living space, this really is a very spacious home. Not only that but there is a tremendous amount of versatility. This property epitomizes comfort and accessibility, blending charm with practical design. It features a full range of living spaces conveniently located on the ground level, along with substantial rooms upstairs, making the property particularly appealing. The property is located in an attractive and sought after cul-de-sac known as Hollins Close, which has long been a popular place to live.

The location is most certainly convenient with the nearby A595 providing excellent transport links to the surrounding areas with the beautiful coastal village of St Bees just a short drive away and the Lake Districts stunning lakes and fells just a few minutes' drive away. Whitehaven Hospital within walking distance and the town centre can be reached in less than 10 minutes by car. When you arrive at the property you will notice the spacious driveway, which provides plenty of off-street parking for multiple vehicles. There is a low maintenance garden to the rear with a large, decked area perfect for garden furniture. On entering the property, you will find yourself in an incredibly spacious hallway with eye catching double wooden doors that lead through to the kitchen. The kitchen is extremely impressive with its oak units, granite worktops and central island. Off the kitchen you will find a spacious dining area with French doors that open out to the front of the property. To the right-hand side of the kitchen, a door leads through to a lovely, light and airy, lounge.

The property has an inner hallway which leads to the downstairs shower room which is incredibly spacious. Either side of the shower room you will find two, large, double bedrooms both of which lend themselves to other uses if desired such as a dining or sitting rooms. Heading up to the first floor there is a large landing which leads to two bedrooms, both large doubles and there is a beautiful bathroom. One of the bedrooms leads off to an additional room which could be used as a games room, dressing room or home office as desired. To fully appreciate all this property has to offer please contact us to arrange a viewing.

## ACCOMMODATION

### Entrance hallway

This rather impressive hallway certainly sets the scene for the space you will find throughout this entire home. Entered via a composite door with a full height frosted side panel, the room has three additional windows providing lots of natural light. There is plenty of space for coat racks, shoe racks and other furniture. There is wall mounted lighting, underfloor heating and sure to catch your eye is the bespoke, double, wooden doors which open up to the kitchen.

### Kitchen

This beautiful kitchen features a range of oak wall and base units topped with a granite worktop. The island, located centrally in the room, has matching drawers, cupboards and the granite worktop. The kitchen boasts a range cooker with a gas hob and an extractor hood is in place above. There is Karndean flooring, tiled splash backs and underfloor heating. The room benefits from ceiling spotlights, an integrated dishwasher and there are connections for flatscreen wall mounted TV. A 1.5 sink with drainer board and mixer tap is set below a uPVC double glazed window which looks out onto the rear garden. A door leads through to the lounge, one to an inner hallway and a half glazed uPVC door leads out to the garden. The kitchen also opens up to the dining area.

### Dining area

If desired this dining area could also be used as a seating area with sofas and chairs as there is plenty of space. There is stylish tiled flooring, underfloor heating and uPVC French doors lead out to the front of the property.

### Lounge

A spacious and tastefully decorated room, featuring a papered chimney breast with a modern log effect electric fire and in place above you will find connections for a flatscreen TV. The room features ceiling spotlights and there are wall mounted lights located at either end of the room. There is modern flooring with underfloor heating and lots of natural light as there are two uPVC double glazed windows one looking to the front and one the rear of the property.

### Inner hallway

A spacious inner hallway, with a feature fireplace, modern flooring, underfloor heating, a handy double socket and a uPVC double glazed window. Leads to the first two bedrooms, the ground floor shower room and there are stairs to the first floor landing.

### Bedroom one

This incredibly spacious double bedroom could also be used as a sitting room or games room if desired. Boasting French doors that lead out onto the decked area of the rear garden. The room has wall mounted lighting, underfloor heating, modern flooring and a door that leads through to the shower room.



### **Bedroom two**

A second double bedroom, situated towards the front of the property, which could be used as a reception room if desired. There is underfloor heating, modern flooring and a uPVC double glazed window with views to the front of the property.

### **Shower room**

What an incredibly spacious shower room, featuring a walk in shower with monsoon shower head and controls set on the tiled surround. There are twin washbasins with mixer taps, a chrome heated towel rail and underfloor heating. There is a toilet, fully tiled walls, tiled flooring and two rows of ceiling spotlights. You will also find a uPVC double glazed frosted glass window allowing in natural light.

### **First floor landing**

This lovely landing enjoys plenty of space with enough room to have a home office if desired as power points are already in place. There is a skylight, stylish flooring, underfloor heating and provides access to two bedrooms and the upstairs bathroom.

### **Bedroom three**

The unique feature of this room is that it leads through to a secondary room. This could be a perfect room for a teenager and could also be used as a master bedroom with the additional room being used as a dressing room or walk in wardrobe. Currently there is a pool table which certainly shows the size of the room. There is underfloor heating, a uPVC double glazed window and a skylight.

### **Games room**

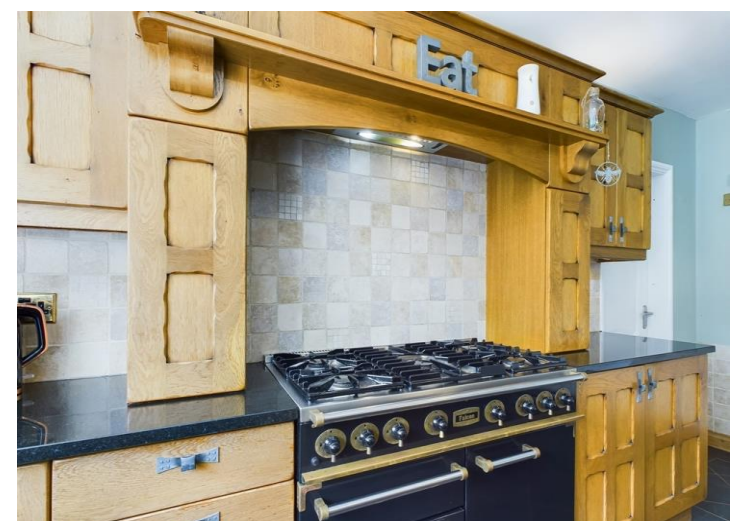
Accessed from bedroom three, is this versatile room which has storage cupboards, underfloor heating and a uPVC double glazed window. Currently used as a games room it could be used as a nursery or walk in wardrobe there are several options.

### **Bedroom four**

The fourth bedroom, like the others, is a very spacious double. There is a continuation of the stylish flooring, underfloor heating, plenty of natural light via a uPVC double glazed window and there is a skylight.

### **Bathroom**

This beautiful first floor bathroom certainly has a touch of luxury. Featuring a freestanding oval bath, a freestanding designer mixer tap with shower attachment and a wash basin with mixer tap set over a two drawer vanity unit which provides plenty of storage. There is a toilet, fully tiled walls, tiled flooring with underfloor heating and the room also features a skylight allowing in plenty of natural light.



## Exterior

On arriving at the property, you will notice there is a substantial driveway which continues partially to the right hand side and along the front of the property, providing off street parking for numerous vehicles and will be perfect with anybody was a caravan or motorhome. There is also a covered seating area ideal for a morning coffee or evening glass of wine. At the rear, the garden has been designed with low maintenance in mind and has a large decked area perfect for garden furniture. There is a generous amount of artificial grass, ideal for children or grandchildren to play in the sunshine.

## TENURE

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

## COUNCIL TAX BAND

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## LOW FEES, LOCAL EXPERTISE

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## NOTE

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First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)



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Ground Floor



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

1594.68 ft<sup>2</sup>

Reduced headroom

13.65 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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

991.68 ft<sup>2</sup>

Reduced headroom

3.50 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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Floor 1