



Fabulous garden with a large patio and summerhouse

Incredibly spacious drive

Stunning kitchen with island and integrated appliances

Double garage with utility area

Master en-suite and large four piece family bathroom

An impressive and spacious home

Kitchen opens up to a sunroom with French doors

Dining room with French doors to the garden

Versatile downstairs bedroom, sitting room or office

Beautiful lounge with two sets of double doors

Looking for something special? Then look no further! This stunning home is tucked away down a quiet road, on the outskirts of Egremont, lovingly maintained by the current owner and is a fine example of a spacious family home. Whilst feeling private, the property is within walking distance of Egremont town centre which can be reached within a 5 to 10 minute stroll. Numerous schools are within easy reach including West Lakes Academy and Bookwell Primary School. Less than a minutes' drive from the property you will find the A595, which provides excellent transport links to the surrounding areas. The Cumbrian coastline can be reached with a 10 minute drive and the western lakes and surrounding fells are just a short car journey away. When you arrive at the property you will immediately notice it has plenty of curb appeal, with a spacious block paved drive provide off street parking from multiple vehicles and would certainly be perfect for anybody was a caravan or motorhome. There is an attractive, low maintenance, garden to the front and a large double garage which also benefits from a utility area. Stepping inside the property you will arrive in the entrance hall with double doors leading through to a fabulous lounge which features a multi fuel stove and secondary double doors that lead through to the dining room. The dining room in turn has French doors that lead out to the rear garden. On the ground floor you will find a fourth bedroom which also makes an excellent sitting room, games room or spacious home office if desired. Step into the kitchen and you will be impressed with the beautiful units, island and range of integrated appliances. Something certain to catch your eye is the fact the kitchen opens to the sunroom where you will find an additional set of French doors. From the kitchen there is a "hidden" door that leads through to the garage. The ground floor also has a useful WC. Heading up to the first floor the spacious landing has an area which is ideal for a home office. There are a total of three spacious double bedrooms on the first floor including the lovely master bedroom which has a stylish en-suite shower room. The spacious four piece family bathroom is located by the bedrooms on the first floor. Stepping out onto the rear garden you will find yourself on a very large patio area which provides plenty of space for garden furniture and is ideal for entertaining friends and family. The garden is slightly tiered and on the first area you will find a garden shed and greenhouse as well as raised beds. There is a central set of steps that leads up to a secondary area of the garden, here you can enjoy the sun from an elevated position of a large lawn and the summerhouse. The spacious garden certainly compliments this wonderful home. We believe interest in this property will be high due to its space inside and out, its quality finish and attractive location. To arrange a viewing please call the office at your convenience.

ACCOMMODATION

Hallway

This rather impressive hallway is accessed via composite door with frosted glass panels and full height frosted side panels which allows in lots of natural light. The hallway has both ceiling spotlights and wall mounted lighting, there is attractive Karndean flooring, useful power points, under stairs storage cupboard, decorative coving and a radiator. The hallway leads to the lounge via glazed double doors. There is also access to the dining room, kitchen, ground floor bedroom and WC.

Lounge

A most beautiful room boasting a multi fuel stove set on Buttermere slate hearth. There is a continuation of the Karndean flooring found in the hallway and the room has decorative coving, satellite and TV point plus ample warmth is provided by two radiators set neatly below the two uPVC double glazed windows that look out onto the rear garden. Not only is the room accessed from the hallway by double doors but there is a secondary set of double doors that lead through to the dining room.

Dining room

A lovely second reception room which has the Karndean flooring found throughout much of the ground floor. The room also benefits from decorative coving, a radiator and uPVC French doors that open out to the rear garden.

Kitchen/breakfast room

What a fabulous room! This beautiful kitchen comprises of: high gloss cream wall and base units, a contrasting worktop, a large island with multiple drawers and cupboards and a breakfast bar which is all included. There is a built in AEG double oven, a steam combi oven and a separate AEG integrated microwave. The kitchen also boasts a full height freezer and a full height fridge providing excellent storage. There is a 1.5 stainless steel sink with drainer board and mixer tap. The kitchen has ceiling spotlights and opens up to a fabulous breakfast area were there is a vaulted ceiling with two skylights and three rows of ceiling spotlights. Throughout the whole room there is stylish Karndean flooring and the room has two radiators and uPVC French doors with side window open out to the patio area of the rear garden. In the corner of the kitchen there is a door which looks like the cabinets and leads through to the garage creating a "hidden" entrance to the garage.



Garage

This spacious double garage benefits from an electric up and over door, there is lighting, power points and two windows. The garage also doubles as a utility and has a large range of wall and base units, a worktop and a sink with drainer board with a mixer tap. There is also plumbing for washing machine and space for a tumble dryer.

WC

A rather stylish WC comprising of a toilet and a hand wash basin with mixer tap and tile splash back over two door vanity unit. There are ceiling spotlights and Karndean flooring.

Ground floor bedroom

A highly versatile room which makes an excellent home office, games room or a downstairs bedroom if desired. The room has modern flooring, a radiator, decorative coving and the uPVC double glazed window looks out to the front of the property.

First floor landing

This attractive landing area has the space to be used as a home office if desired. There is a dormer window that has a pleasant outlook towards the front of the property. The landing leads to all three bedrooms and the main bathroom.

Master bedroom

This is a lovely double bedroom featuring decorative coving, a radiator and two uPVC double glazed windows which allows in plenty of natural light and has a lovely outlook onto the rear garden. The master bedroom also boasts a stylish en-suite shower room.

Master en-suite

Like the rest of the property the en-suite is in excellent condition and comprises of: a large shower cubicle with twin sliding doors, shower control set on the easy clean PVC surround, a toilet and a hand wash basin with mixer tap set over a multi-cupboard vanity unity which provides great storage. The en-suite features a chrome heated towel rail, part tiled walls, ceiling spotlights, tiled flooring and a uPVC double glazed frosted glass window.

Bedroom two

A second double bedroom, which has a dormer window looking out to the front of the property. There are two under eaves storage cupboards and a radiator.



Bedroom three

The third double bedroom has a radiator and a uPVC double glazed window that looks down onto the rear garden.

Family bathroom

This spacious and lovely four piece bathroom suite comprises of: a freestanding bath with freestanding mixer tap and shower attachment, a large shower cubicle with both monsoon and handheld shower heads, a toilet and a hand wash basin with mixer tap is set in a multi draw/cupboard unit offering plenty of storage. There are two chrome heated towel rails, an extractor fan, ceiling spotlights and a uPVC double glazed frosted glass window.

Exterior

At the front of the property you will notice there is a substantial driveway that provides off street parking for multiple vehicles and it would be certainly perfect for anybody with a caravan or motorhome. There is access to the rear garden via either side of the property. The front of the property is partially walled and partially fenced around, is low maintenance however an attractive area of garden. Heading round to the rear you will find a substantial garden which gets the sun throughout the day. There is a substantial patio area directly adjoining the house, ideal for entertaining friends and family. Heading further into the garden you will find a shed and summerhouse on a tiered garden with steps leading up to a lovely lawned area. Here is another lovely place to enjoy the sunshine and there is a spacious lawn, summerhouse and a variety of shrubs and plants which provide a splash of colour throughout the year. The garden truly is a delightful place for any family to spend their time.

TENURE

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

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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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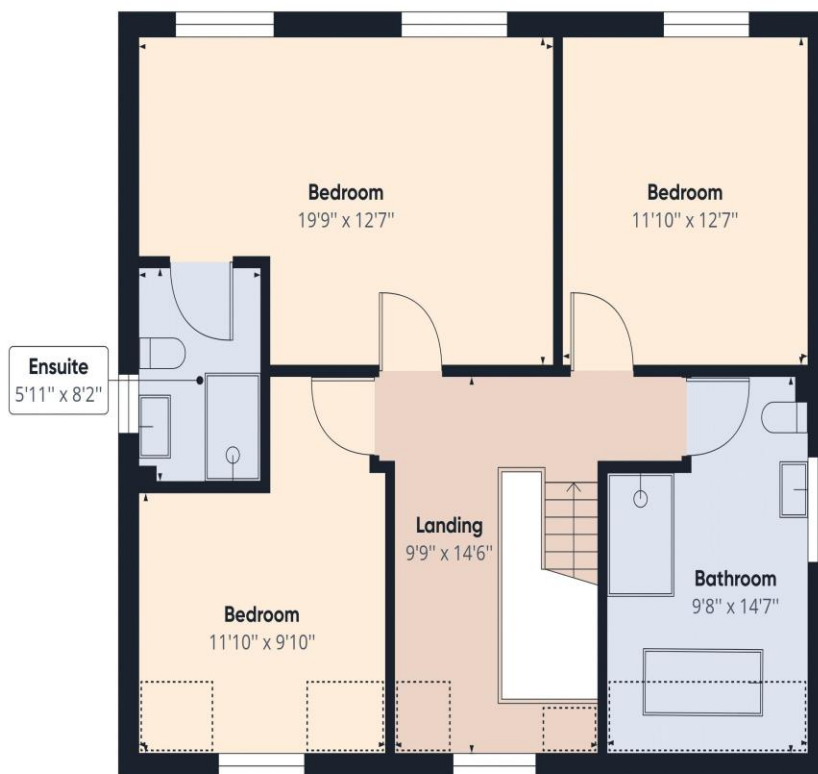
Ground Floor

Approximate total area⁽¹⁾
1444.72 R²

(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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Floor 1

Approximate total area⁽¹⁾
812.52 ft²

Reduced headroom
57.18 ft²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

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