



Set in an attractive, popular park home development

Lovely views towards mature trees and greenery

Pleasant lounge with numerous windows

Versatile home office/dressing room

Ten minutes to Whitehaven, Cockermouth and Workington

Lovely garden space, bursting with colour

In excellent decorative order throughout

Master bedroom boasts an ensuite

Spacious conservatory offering versatility

Ideal to explore the western lakes and coastline

Nestled on the edge of this popular residential home development, is this lovely park home. The property has been extended and lovingly cared for by the current owner. In a lovely setting, the property is surrounded in part by mature trees, offering a delightful outlook. The development is centrally located between the towns of Whitehaven, Workington and Cockermouth, each can be reached in just a short ten minute drive. It is certainly an excellent base from which to explore the quieter western lakes, surrounding fells and the Cumbrian coastline. Within the property, there is a lovely lounge with numerous windows, making it lovely and bright. There is a well-maintained kitchen which leads to a versatile conservatory. The bedroom offers plenty of space and even boasts an ensuite and a versatile home office/dressing room, the choice is yours. The garden is picturesque, bursting with colour from its variety of plants and flowers and there are numerous places in which to sit, relax and enjoy the outlook. For more information or to arrange a viewing please contact the office.

ACCOMMODATION

Lounge

Step inside this lovely lounge and you will feel straight at home. There is plenty of natural light from the numerous windows, each enjoying a different outlook. The room has coving, a radiator and a useful built-in cupboard housing the Baxi combi boiler, which has two years warranty remaining.



Kitchen

This well presented kitchen incorporates a range of wall and base units, with a complementary worktop. There is space for a cooker with an extractor in place above. A stainless steel sink with drainer board and mixer tap, is set below one of the two uPVC double glazed windows, which makes it a light and airy room. The kitchen has space for a breakfast bar and there is a radiator in place. Doors lead through to the conservatory and the bedroom.

Conservatory

A fabulous addition to the property is this spacious conservatory which looks out onto surrounding woodland. There is plenty of space for a table and chair set if you would wish to use it as a dining room. There is also a glazed door that leads out to the garden.



Bedroom

This lovely bedroom has a feature arch which opens up to a dressing area. There is a radiator and uPVC double glazed window looking out onto trees. The bedroom leads through to the dressing room/home office and to the ensuite.

Ensuite

The ensuite comprises of a bath with mixer tap and shower attachment. There is a toilet and wash basin. The bathroom has part tiled walls and is in excellent decorative order.



Home office/dressing room

This rather versatile room is accessed from the master bedroom and is currently used as a guest bedroom. It certainly lends itself to being a home office, dressing room or walk-in wardrobe, the choice is yours. The room has a heater and two uPVC double glazed windows allows in plenty of natural light.

Exterior

The property is positioned on a lovely plot and offers a lovely outlook. Around this home there are numerous seating areas and a wide range of different plants, flowers and shrubs all bursting with colour. The exterior is a pleasant place to sit and enjoy the sunshine, while listening to birdsong and watching the squirrels. The garden also boasts a useful rear shed

TENURE

We have been informed by the vendor that the property is leasehold with a monthly pitch fee of £150.80

COUNCIL TAX BAND A

EPC N/A

LOW FEES, LOCAL EXPERTISE

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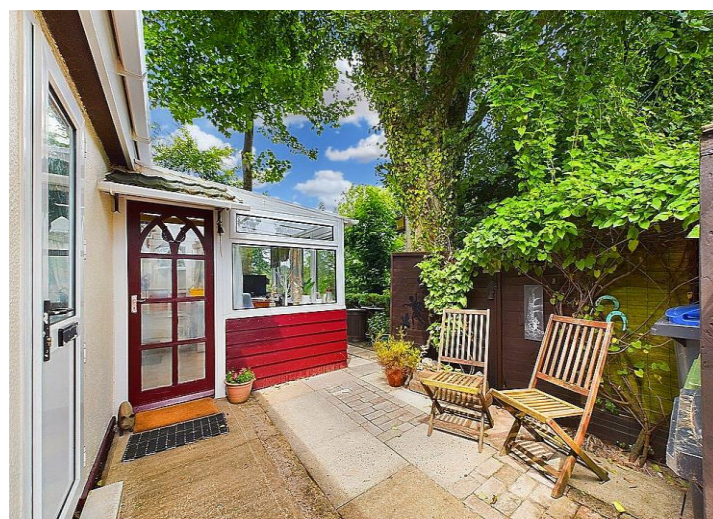
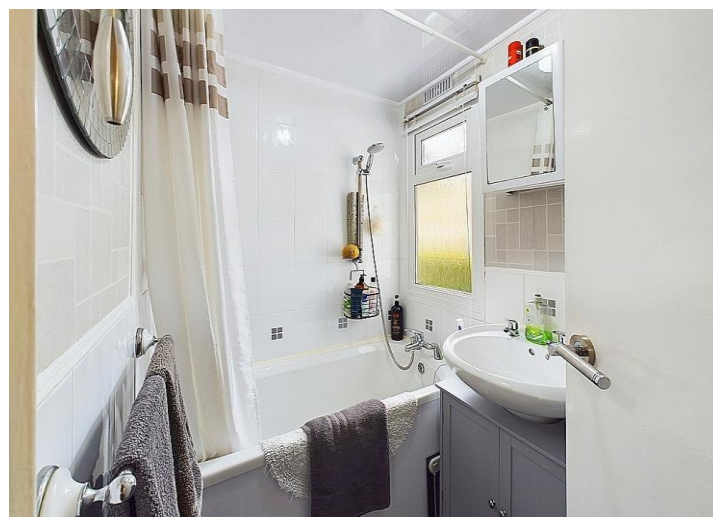


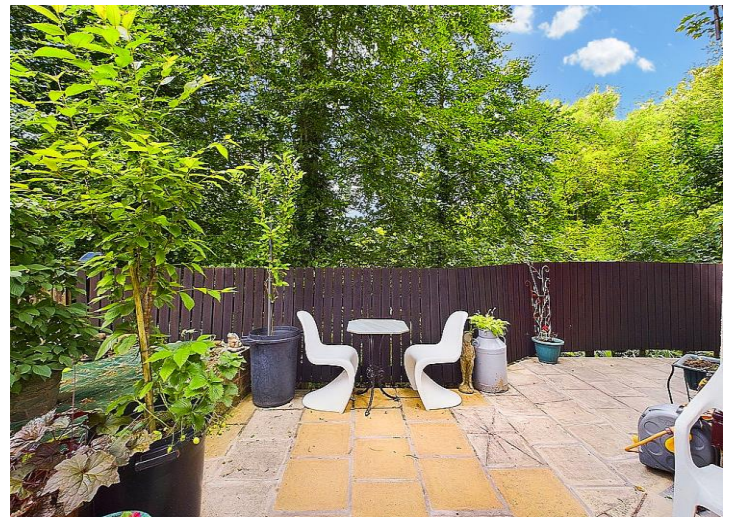
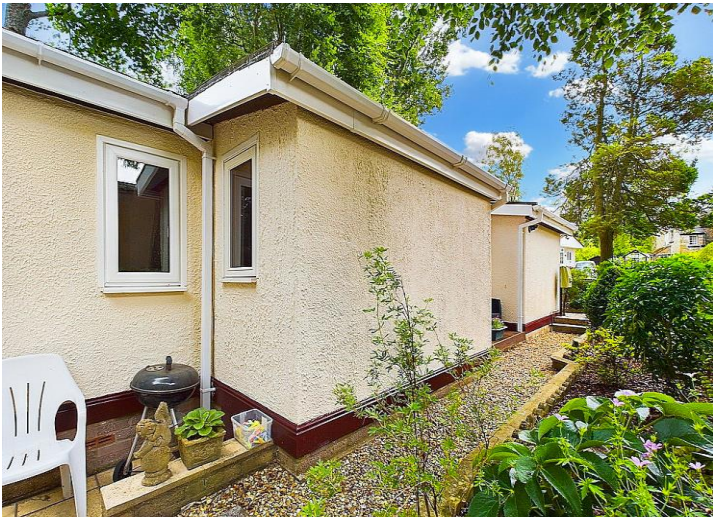
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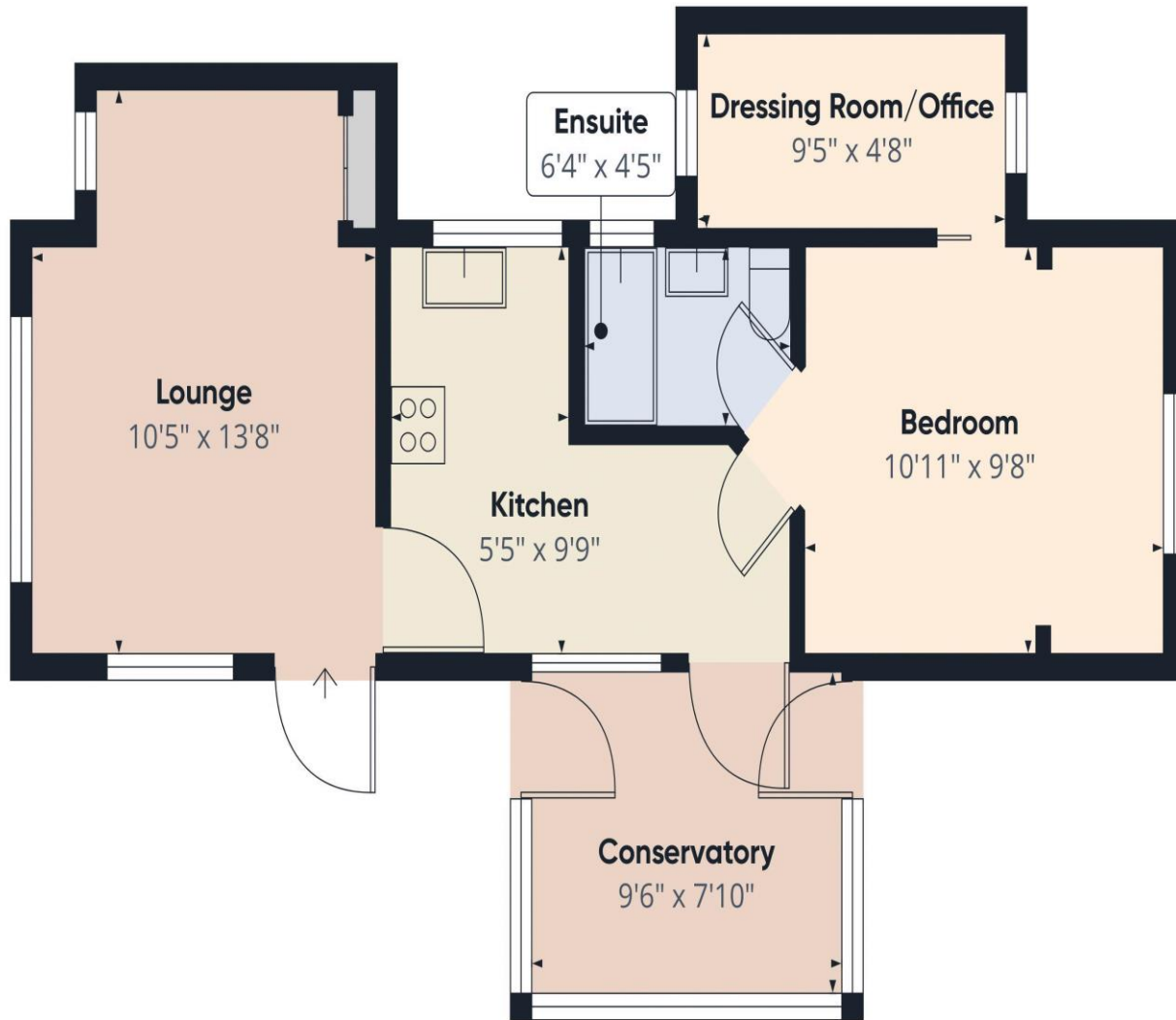
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NOTE

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.







Approximate total area⁽¹⁾
486.2 ft²

(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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