



Spacious four-bedroom family home

Large low maintenance rear garden

Convenient location close to local schools

Ideal family home enjoying space and style

Recently fitted with a full new roof

Gorgeous open plan kitchen diner with breakfast bar

Good size garage with patio doors to the garden

Located at the bottom of a quiet close

Useful separate utility and downstairs WC

Enjoys kerb appeal with its sandstone frontage

This simply stunning home has a beautiful sandstone frontage with an idyllic look. Behind the cottage style exterior is a superb modern four bedroom family home, boasting a fantastic and stylish open plan kitchen, diner and family area, There are patio doors onto the private rear garden, making this a fantastic family house or perhaps perfect for anyone who enjoys entertaining friends and family. The property is immaculate and well-presented throughout, with tasteful, modern decoration. Located just a few minutes' walk from Egremont town where there is a range of shops, post office and other useful amenities. The property is also within walking distance of several schools including, Orgill Primary School, St Bridget's Catholic Primary School, Bookwell Primary School and West Lakes Academy. On entering the property you'll find yourself in a spacious hallway with an oak staircase leading to the first floor, access into the beautifully presented dual aspect lounge and open access into the gorgeous, open plan kitchen and diner boasting a breakfast bar and quartz work surfaces. There are also patio doors leading to the garden. To the first floor there are four good size bedrooms all with tasteful décor and a eye catching family bathroom with spa bath and large vanity unit. Externally to the front is a pleasant courtyard with sandstone gated wall and to the rear a lovely low maintenance rear garden which is fenced around and feels very private with a raised decked area and uPVC double glazed patio doors that lead into the rear of the garage, which is currently used as a home bar and games room making it great for entertaining. Viewing is highly recommended to appreciate not only the space and finish of this property but also the convenient location.

ACCOMMODATION

Entrance hall

Stepping into the spacious entrance hall you get a glimpse of the high-end finish of this beautiful home. Entered through a modern composite door with patterned glass panels and matching side panel. The oak balustrade of the staircase are a lovely feature, and the tasteful décor is complemented by the wood effect LVT flooring. There is a radiator and the space is finished with decorative coving. An oak glazed door leads into the lounge there is open access into the kitchen and diner.

Lounge

The beautifully presented, dual aspect lounge features a modern, electric fire suite to the chimney breast and beautiful, modern décor. The uPVC double glazed windows flood the entire room with natural light. There are TV connections, a radiator, modern décor, decorative coving, and wood effect LVT flooring.

Kitchen diner

This superb open plan kitchen diner and family space truly is the heart of the home. Finished to a high standard the kitchen boasts a range of cream, high gloss wall and base units, with complementary grey quartz work surface, with matching up stands and breakfast bar. There is a sunken, stainless steel sink, set into the worktop, with draining grooves and mixer tap set beneath a uPVC double glazed window. For anyone who loves cooking the kitchen boasts a large, range style stainless steel cooker, with two separate oven compartments and five ring gas burning hob, with stainless steel extractor hood above and modern tiled splash back. There is plenty of additional storage, with a large built-in pantry with internal shelving and the kitchen benefits from an integrated dishwasher. Above the breakfast bar you will find feature low-level pendant lighting. To the dining area, the uPVC double glazed patio doors lead out onto the large rear garden, making this a fantastic space for entertaining friends and family. There is a vertical, anthracite column style radiator, ceiling spotlights, beautiful, modern décor and decorative coving. An oak door provides access into the utility.

Utility

The useful rear utility has been fitted with a range of high gloss wall and base units, with contrasting wood effect work surfaces and tiled splash backs. There is plumbing for washing machine, space for tumble dryer and freestanding fridge freezer. The utility also houses the Combi boiler. A UPVC double glazed window looks out over the rear garden, there is tiled flooring and UPVC double glazed door which leads out onto the side of the property, with an oak veneer door leading into the downstairs WC.



Downstairs WC

Ideal for family life the additional facilities provided by the downstairs WC include toilet and wall mounted sink with tiled splash back and a UPVC double glazed window with frosted glass.

First-floor landing

This generously proportioned first-floor landing provides access into four bedrooms and the family bathroom. There are two UPVC double glazed windows which provide plenty of natural light and space for a desk ideal for anybody who might work from home. There is also a useful built-in airing cupboard.

Master bedroom

A good size well-presented double bedroom with a UPVC double glazed window, which overlooks the rear garden, with a single panelled radiator below. The bedroom has tasteful modern décor, with a feature wall.

Bedroom two

A second well proportioned and well presented double bedroom with tasteful modern decor, uPVC double glazed window which overlooks the rear garden and a single panelled radiator is in place.

Bedroom three

A third good size double bedroom, with a UPVC double glazed window which overlooks the rear garden, with radiator below and modern decor.

Bedroom four

Located at the front of the property the generous fourth bedroom also benefits from neutral decor, currently used as a home office space, there is a UPVC double glazed window, with single panelled radiator below which overlooks the front of the property.

Family bathroom

A stylish and modern family bathroom boasting a large vanity unit with high gloss cabinet doors and complimentary worktop, incorporating a hand wash basin with mixer tap and concealed cistern toilet with mounted flush. Spa bath with multiple jets, fixed glass shower screen and mixer shower above. The walls are fully tiled and there is contrasting tiled flooring. There is a uPVC double glazed window with frosted glass, extractor fan to the ceiling and vertical chrome towel heating radiator.



Garage

The large garage to the side of the property has uPVC double glazed patio doors to the rear which are accessed via the back garden. This useful space is currently utilised as a games room and home bar perfect for entertaining or as a hangout for older children. Still benefitting from the electric roller door to the front, so could easily be utilised as a garage for parking. Benefits from a wall mounted storage heater and built-in loft storage, the garage also has modern grey oak effect laminate flooring, electric points and lighting.

Garden

The large private garden has been designed with easy maintenance in mind. There is a large artificial lawn and raised decking area ideal for seating, there is also a storage shed and the garden is fenced around with gated access either end. To the far side of the garden there is a gate to a fenced area ideal for anyone with pets, which can also be accessed via the utility room. To the front of the property is a lovely courtyard style garden with patio area and sandstone wall with gated access.

TENURE

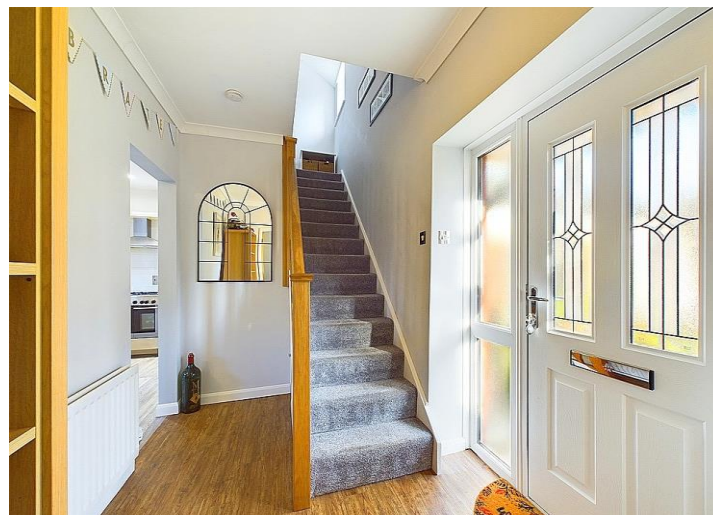
We have been informed by the vendor the property is freehold

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LOW FEES, LOCAL EXPERTISE

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MORTGAGES

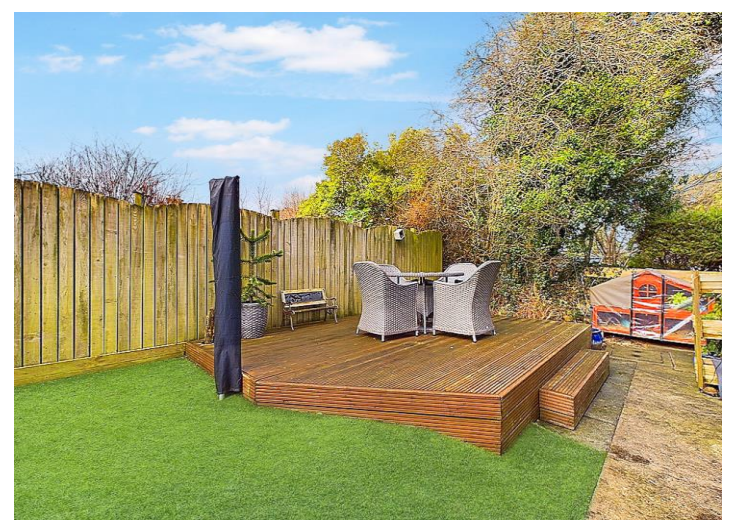
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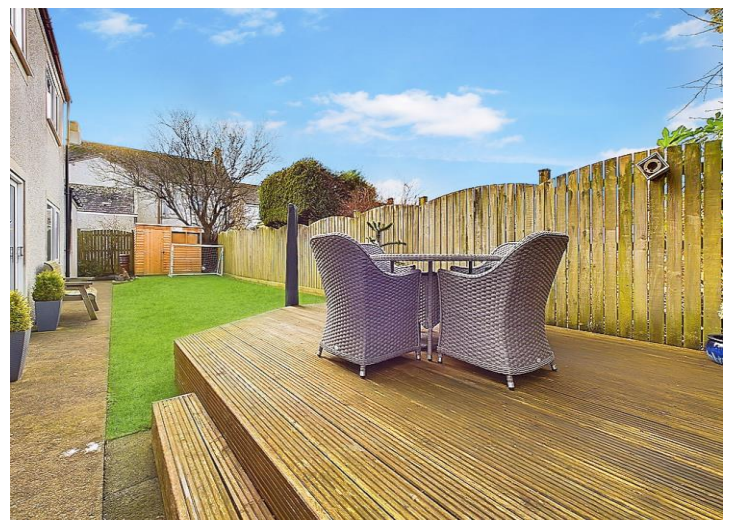


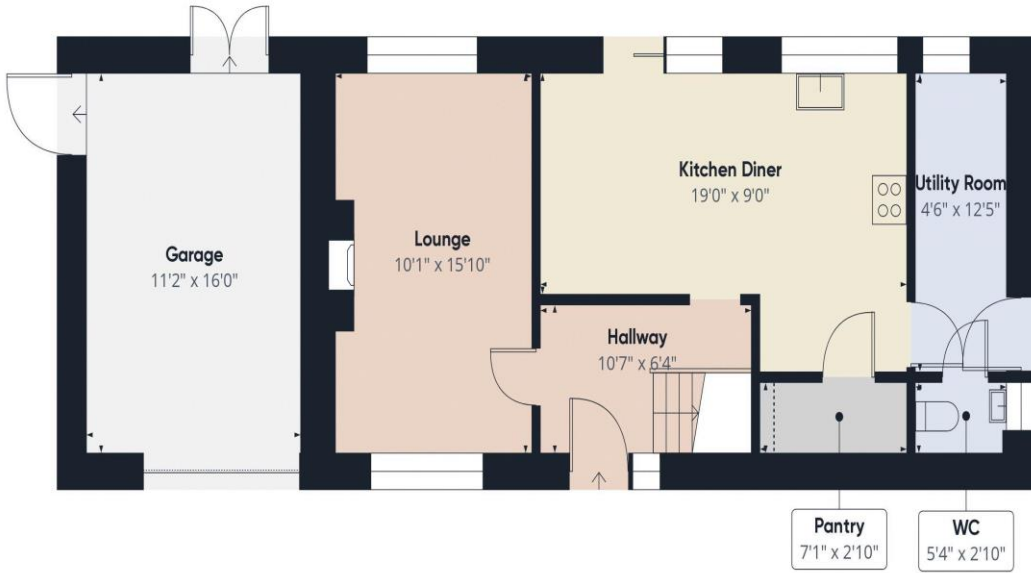
NOTE

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.







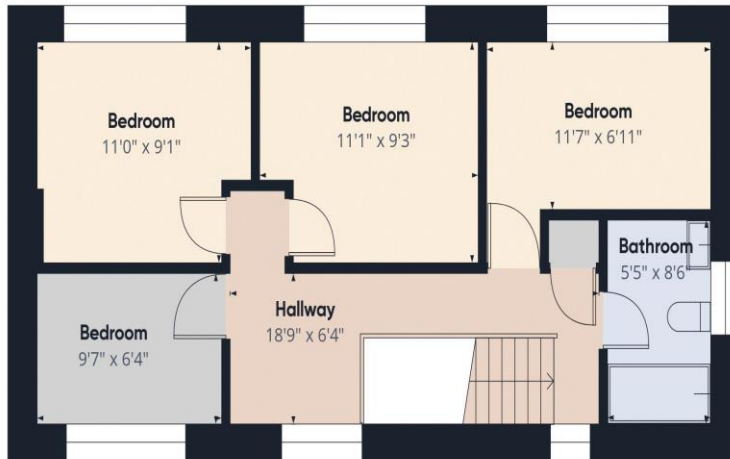


Approximate total area⁽¹⁾

1212.88 ft²

Reduced headroom

1.84 ft²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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