



**Well presented, spacious detached bungalow**

**Bordering woodland to the rear making a lovely private space**

**Three good size bedrooms**

**Sliding patio doors onto the rear decking**

**Beautifully maintained gardens and raised decking**

**Double driveway, large garage and additional storage room to the rear**

**Fantastic open plan living and dining space**

**Convenient village location with easy access to neighbouring towns**

Offered for sale with no forward chain, this substantial, detached bungalow features a fantastic, open plan lounge dining space with patio doors which lead out onto raised decking. The garden borders woodlands to the rear and is frequently visited by local wildlife and birds. Located on the popular, Swallow Hill, within the sought-after area of common side, this three bedroom property will be the perfect choice for a family, or perhaps for those looking to downsize to a bungalow. The property has been lovingly maintained by the current owners and is set on a lovely plot. The property also benefits from a driveway, which leads to a large garage with an additional storage room to the rear. The garden feels very private and has recently been fitted with raised decking so it can be accessed from the patio doors from the lounge diner, making it a fantastic space for entertaining friends and family.

The village is conveniently located between the towns of Workington and Whitehaven making it a convenient place for anyone who visits either town regularly. The accommodation is well presented and comprises large entrance hall with excellent built-in storage, a spacious open plan lounge diner, kitchen, three good size bedrooms and a contemporary shower room.

Externally, there is a pleasant, well maintained front garden with side access to the rear, where you will find tiered decking leading down to the lawn. the rear wall of which backs onto open woodland. The large garage has steps down to a second storage area to the rear which has a uPVC door onto the garden. Viewing is essential to appreciate the accommodation on offer.

## ACCOMMODATION

### Entrance hall

Stepping into the entrance hall through the newly fitted composite door, you will be impressed by the spacious feel of the entrance hall, and benefiting from plenty of built-in storage. The hall is tastefully decorated, with complementary wood effect flooring. The entrance hall has decorative coving, a radiator and provides access into the bedrooms, kitchen, shower room and open plan lounge diner.

### Kitchen

Located at the side of the property, the kitchen has a range of white wall and base units, with tiled splash backs and complementary work surfaces. The kitchen has two uPVC double glazed windows, making this a light and airy space. The kitchen incorporates a ceramic 1.5 sink with mixer tap and plumbing for washing machine and dishwasher below. There is a built-in electric oven and separate stainless steel gas hob with integrated extractor hood above. The kitchen benefits from wood effect flooring, a radiator, ceiling panels and lights and space for a freestanding fridge freezer.

### Lounge diner

This incredible space has been opened up to make a fantastic open plan area, ideal for entertaining friends and family, with uPVC double glazed sliding doors which lead out onto the raised decking at the rear. They also enjoy a lovely view to the woodland behind. There is a feature gas fire, set into a modern suite, with mantle and hearth, connections to house a wall mounted, flat screen TV, decorative coving and two radiators provide plenty of warmth. The whole space benefits from wood effect flooring and is tastefully decorated.

### Master bedroom

This well proportioned and well presented double bedroom has a uPVC double glazed window which looks out over the rear garden and the woodland beyond. There is a radiator, decorative coving, TV aerial point and neutral décor.



### **Bedroom two**

A second well proportioned double bedroom with a uPVC double glazed window overlooking the front of the property, with a radiator below and neutral décor.

### **Bedroom three**

A generous single bedroom with neutral décor, decorative coving, wood effect flooring, a radiator and a uPVC double glazed window which overlooks the front of the property.

### **Shower room**

The contemporary shower room has a large, walk in shower with both rainfall and jet showerhead attachments, panelled walls and a uPVC double glazed window. There is a push button flush toilet, a pedestal sink with mixer tap, a radiator, part tiled walls and panelling to the ceiling.

### **Externally**

There is a pleasant, well maintained front garden with lovely planted borders and a good size driveway, which leads to the garage. To the side, there is gated access to the rear, where you will find tiered decking, with artificial grass, which makes the garden terrace accessible from the patio doors and leads down to the lawn. The rear wall backs onto open woodland, which brings frequent visits from wildlife and birds. The large garage has steps down to a second storage area to the rear, which has a uPVC door onto the garden.

### **TENURE**

We have been informed by the vendor the property is freehold

### **COUNCIL TAX BAND C**

### **EPC TBC**



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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.





