



Beautifully presented, spacious family home

Large open plan stylish modern kitchen diner

Large driveway, and detached garage with power to the rear

Quiet sought-after village location

Superb spacious family home

Benefitting from four double bedrooms, all with built-in wardrobes

Fully integrated appliances to the kitchen, with separate utility room

Enclosed rear garden with decking and patio doors into the lounge

Just a short drive to the popular harbour town of Whitehaven

Family bathroom, master ensuite plus a ground floor WC

This beautiful, detached family home has plenty of kerb appeal with double fronted bay windows. Boasting four double bedrooms and plenty of light and airy living space, it would make a superb family home. Nestled at the end of a quiet residential cul-de-sac within the ever-popular area of Moresby Parks, located on the outskirts of Whitehaven. The popular village offers easy access to the towns of both Whitehaven and Workington, with the A595 just a short drive away. The Lake District towns of Cockermouth and Keswick are also easily accessed via the A66. The property is also walking distance from the popular Moresby Parks Primary School.

There is a large entrance hall, which leads to an incredibly spacious lounge, with patio doors onto the garden, there is a stylish open plan kitchen diner, with integrated appliances. A useful downstairs WC and separate utility. To the first floor there are four well presented double bedrooms all benefitting from built in wardrobes, and the master boasting an ensuite shower room. The contemporary modern family bathroom is also conveniently located by the bedrooms.

Externally the property benefits from a large driveway to the side, providing off-road parking for two cars, and leading to a detached garage at the rear which benefits from lighting and power. To the rear of the lounge the patio doors lead out onto rear decking with a well-maintained lawn, which is fenced around with a storage shed to the rear of the garden.

ACCOMMODATION

Entrance hall

Well presented spacious entrance hall, with a composite front door with frosted glass, and tasteful neutral white décor, with contrasting LVP wood effect flooring, and a radiator. There is a good size under stairs storage cupboard, with access to the first floor via the stairs, and doors leading into the kitchen diner, benefits from a downstairs WC. Wooden internal glazed doors lead into the lounge diner.

Lounge diner

This incredibly spacious and beautifully presented room has plenty of natural light from the uPVC double glazed bay window, with additional uPVC patio doors to the rear. There is a contemporary modern electric fire suite, with black insert and hearth, and a contrasting modern wooden surround. Tastefully decorated with neutral colours, with contrasting wood effect flooring, two radiators, and spotlights to the ceiling.

Kitchen diner

This incredibly spacious contemporary modern kitchen diner is ideal for family life, with the dining area sitting below the uPVC double glazed bay window to the front of the property. The kitchen comprises a range of two-tone wood effect and high gloss wall and base units, with complementary work surfaces with stylish tiled splash backs. There is a 1.5 stainless steel sink and drainer unit with mixer tap, with integrated dishwasher below, built-in double electric oven, with separate stainless steel gas hob set into the worktop, with a glass splashback and stainless-steel extractor canopy above, with integrated full height fridge and freezer. The light and airy kitchen space also has two additional uPVC double glazed windows, spotlights to the ceiling, and tiled flooring, with two radiators, and a door leading into the separate utility.

Utility room

A useful utility space with built-in cabinets and worktop, with plumbing for a washing machine, also housing the combi boiler, and vinyl flooring, with composite door leading onto the side of the property.



Ground floor WC

Ideal for family life having additional facilities to the ground floor, with pedestal hand wash basin, and push button flush toilet, a uPVC double glazed frosted glass window, a radiator, and luxury LVP wood effect flooring.

First-floor landing

With neutral décor, pulldown loft access to the ceiling with fitted ladders, and a built-in storage cupboard. Providing access into the four bedrooms, and the family bathroom.

Master bedroom

A bright and spacious well-presented master bedroom boasting twin door fitted wardrobes, with neutral modern décor, a TV connection point. A uPVC double glazed window, and spotlights to the ceiling, with access into the ensuite shower room.



Master ensuite

A contemporary ensuite shower room comprising of a shower cubicle with curved sliding glass doors, and shower controls are set into the tiled surround. A pedestal hand wash basin with mixer taps, a toilet, with spotlights to the ceiling, fully tiled walls and flooring. A mirror with lighting, a chrome towel heating radiator, and a uPVC double glazed window with frosted glass.



Bedroom two

A second good size light and airy double bedroom which also benefits from a two-door built-in wardrobe, a TV connection point, contemporary modern décor, with spotlights to the ceiling. A radiator, and a uPVC double glazed bay window which overlooks the front of the property.

Bedroom three

A third well-proportioned and well-presented double bedroom, which again benefits from two door built-in wardrobes, TV connection point. A radiator, and a uPVC double glazed window.

Bedroom four

A generously proportioned fourth double bedroom which again benefits from built-in wardrobes offering excellent storage, with spotlights to the ceiling. TV connection point, a radiator, and a uPVC double glazed window.



Family bathroom

The stylish modern family bathroom incorporates an L-shaped bath with glass shower screen, mixer tap and mixer shower above. A Pedestal sink with mixer tap, and push button flush toilet. With contemporary part tiled walls, and stylish mosaic effect flooring, a chrome towel heating radiator, spotlights to the ceiling, and a frosted glass uPVC double glazed window.

Externally

The property benefits from a large driveway to the side, providing off-road parking for two cars, and leading to a detached garage at the rear which benefits from lighting and power. To the rear of the lounge the patio doors lead out onto rear decking with a well-maintained lawn, which is fenced around with a storage shed to the rear of the garden.

TENURE

We have been informed by the vendor the property is freehold

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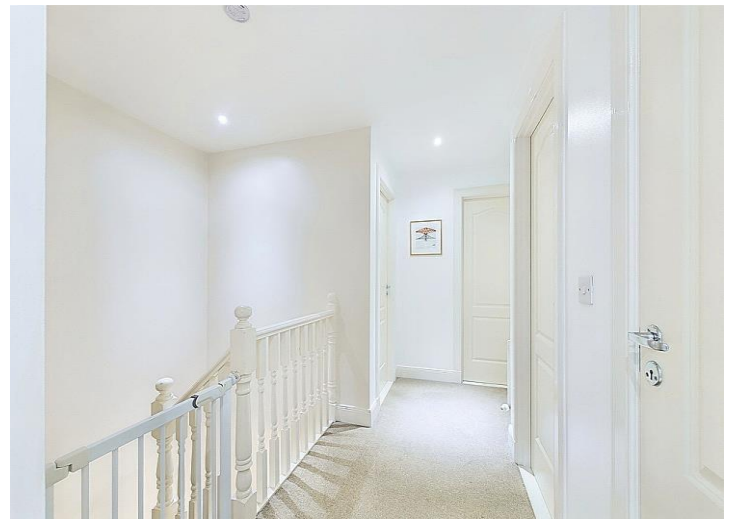


MORTGAGES

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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.

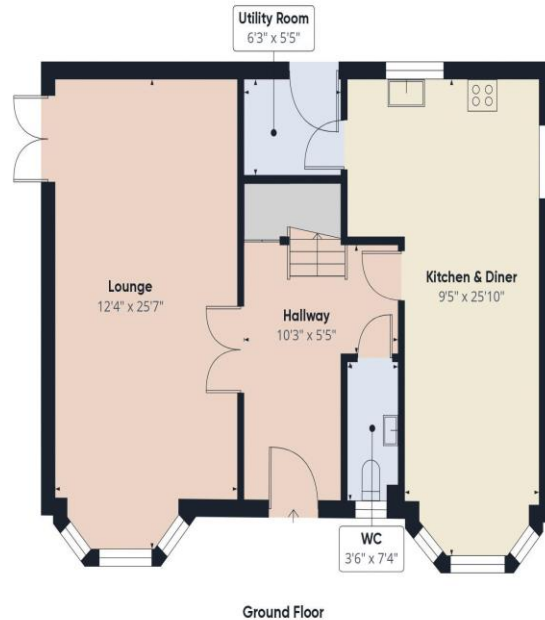




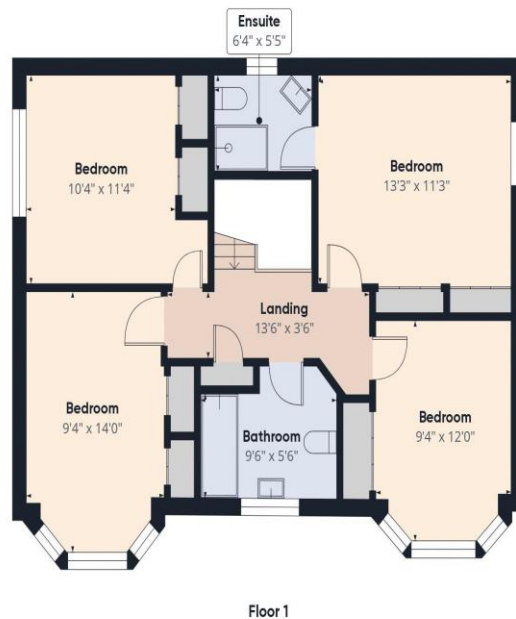
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Approximate total area⁽¹⁾
1494.45 ft²



(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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