



**Beautifully presented detached home**

**Contemporary, open plan kitchen diner**

**Separate utility and downstairs WC**

**Family bathroom plus master ensuite**

**Ideal family home**

**Three double bedrooms**

**Lovely conservatory**

**Popular modern estate**

**Quiet cul-de-sac location**

**Driveway and garage**

A beautifully presented, detached family home, set on a popular modern estate. This lovely home is sure to be popular. Well presented throughout and ready to move into, you would only need to unpack. This quiet, modern, estate lies just on the outskirts of Egremont, which has numerous schools, including the popular Bookwell Primary School and West Lakes Academy. The town has a range of amenities, including a variety of shops and can be reached easily by foot. The A595 provides excellent transport links to the nearby town of Whitehaven, and also further afield to the stunning fells of the Lake District. Just a short drive away is the Cumbrian coastline and the stunning village of St Bees with its picturesque beach, pubs and cafes. The accommodation briefly comprises, entrance hall, light and airy lounge and contemporary, open plan kitchen diner, with patio doors to the conservatory. There is also a separate utility and a useful downstairs WC. To the first floor, there are three good size double bedrooms, with the master boasting an ensuite. The family bathroom is also conveniently located by the bedrooms. Externally, the property has a good size driveway providing off-road parking for two cars and a garage with electric door. To the rear of the property there is a lovely, low maintenance garden, boasting beautiful fell views and new fencing. Viewing is highly recommended to appreciate this lovely home.



## ACCOMMODATION

### Entrance hall

Entered through a modern composite door with frosted glass panels and matching uPVC side window with frosted glass. The well presented entrance hall has tasteful, modern décor, complemented by the mosaic effect vinyl flooring. Provides access to the lounge and there are stairs to the first floor.

### Lounge

The bright and spacious lounge is beautifully presented with neutral modern décor. The lounge features A uPVC double glazed window which overlooks the front of the property, decorative coving and a large under stairs storage cupboard. There are TV connections and double panelled radiator. Internal French doors lead into the kitchen diner.



### Kitchen diner

The contemporary, modern open plan kitchen diner has a range of cream wall and base units incorporating feature, stainless steel pull-out units, with contrasting wood effect work surfaces and metro style tiled splash backs. There is a range of integrated appliances, including double electric oven and grill, with microwave above, dishwasher, black glass hob and splash back and a stainless steel and glass extractor hood above . A 1.5 composite sink and drainer unit, with mixer tap is set below uPVC double glazed window, overlooking the rear of the property. The kitchen boasts beautiful, modern décor, with feature wall to the dining area. There is decorative coving and spotlights to the ceiling and wood effect laminate flooring. To the dining area uPVC double glazed patio doors lead into the conservatory and from the kitchen there is access into the utility room.



### Utility

A useful rear utility room, with built-in worktop, with tiled splash backs and contemporary cream wall units above. There is plumbing for a washing machine and space for a tumble dryer and freestanding fridge freezer. There is a radiator and a continuation of the wood effect flooring found in the kitchen. A uPVC double glazed door with frosted glass leads out onto the rear garden and there is access into the downstairs WC.





### **Downstairs WC**

Offering additional facilities to the ground floor, the downstairs WC has a wall mounted sink with mixer tap and tiled splash back, a pushbutton flush toilet, a radiator and a uPVC double glazed frosted glass window with fitted blind.

### **Conservatory**

A lovely addition to the property the dwarf wall conservatory offers panoramic views of the garden, with surrounding uPVC double glazed windows. The conservatory features a lantern ceiling with fitted spotlights to the edges. There is a radiator and wood effect flooring. uPVC fully glazed doors lead out onto the rear patio.

### **First floor landing**

The first floor landing has loft access and provides access into three double bedrooms and the family bathroom.

### **Master bedroom**

The beautifully presented light and spacious master bedroom has tasteful décor, a useful over stairs, built-in storage cupboard, and a uPVC double glazed window which overlooks the front of the property, with a radiator below. Provides access into the master ensuite.

### **Master ensuite**

The contemporary, modern ensuite shower room has a walk-in shower cubicle, with sliding glass door and mixer shower, with tiled surround. There is a pedestal sink with mixer, waterfall tap, and a push button flush toilet. The ensuite has a wall mounted LED mirror, an extractor fan, a radiator and a uPVC double glazed frosted glass window. There are part tiled walls and tile effect vinyl flooring.

### **Bedroom two**

This generously proportioned second bedroom has been extended into the roof space at the front of the property, making a lovely dual aspect bedroom, with skylight window above the bed. There are built-in wardrobes and a fitted desk area with open shelving, a radiator, ceiling spotlights. The uPVC double glazed window to the rear of the room enjoys a stunning fell view.





### Bedroom three

The third bedroom is well presented, with tasteful modern décor. The uPVC double glazed window overlooks the rear of the property and enjoys the stunning fell views. There is a radiator below and TV connections.

### Family bathroom

The contemporary, family bathroom has a bath with mixer tap, a pedestal sink with mixer tap and a push button flush toilet. The bathroom feature's part tiled walls, tile effect flooring and a radiator.

### Externally

Externally, the property has a good size driveway providing off-road parking for two cars and a garage with electric door. To the rear of the property, is a lovely, low maintenance garden, with patio area and gravelled area with raised borders, ideal for planters. There is also a decked area to the rear, new fencing. The garden is a wonderful place to sit out and enjoy the sunshine and the beautiful fell views to the rear.

### TENURE

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

### COUNCIL TAX BAND D

### EPC TBC





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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.







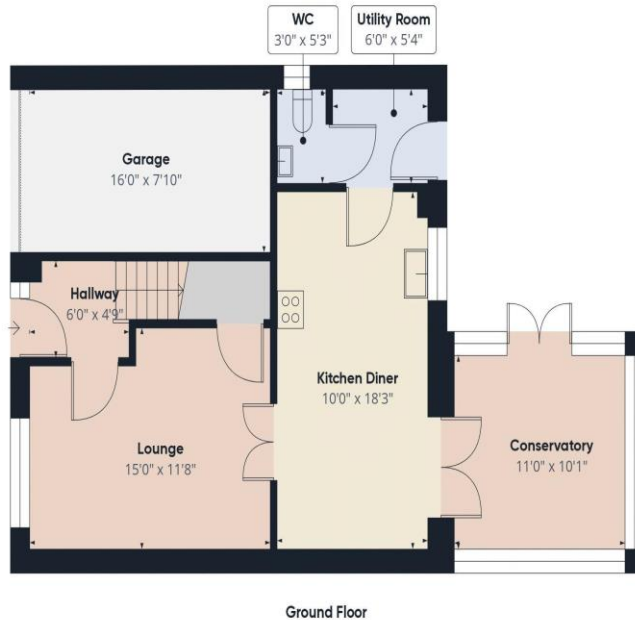
First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)







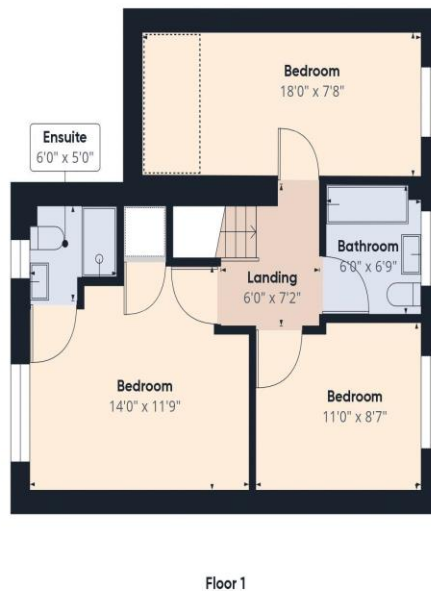


Approximate total area<sup>(1)</sup>

1197.59 ft<sup>2</sup>

Reduced headroom

27.77 ft<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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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