



Beautifully renovated from top to bottom

Stunning countryside views from the front windows

Stunning kitchen with Quartz worktops

Property also benefits from a ground floor WC

Three immaculately presented bedrooms

Picturesque village location

Lovely lounge boasts log burner with Whitehaven brick surround

Large family bathroom with four piece suite

Brick built storage shed to the rear garden

Fabulous gardens front and back with decking

This charming three bedroom home is located in the attractive village of Camerton. The property boasts stunning countryside views, which can be enjoyed from the front windows. The village of Camerton provides a pleasant rural feel, whilst enjoying excellent transport links, as the property is a just short drive to Seaton and the nearby towns of Workington and Cockermouth. The attractive Cumbrian coastline and less commercialised western lakes and surrounding fells are all within easy reach. There are plenty of pleasant walks to be had in the area, including around the river Derwent and surrounding Woodland. There is also a cycle way at the top of the village.

The property has undergone a complete transformation over the last few years and is finished to a high standard throughout. No expense has been spared, and it clearly shows when you step inside. The spacious and stylish hallway boasts solid wood flooring and feature wood panelling. There is a beautifully presented, dual aspect lounge diner with feature, brick fireplace and log burning stove and a simply stunning kitchen with integrated appliances and Quartz worktop. There is also a ground floor WC located off the kitchen. To the first floor there are three tastefully decorated bedrooms, with the two front bedrooms boasting stunning, elevated views over open countryside and the stylish four piece bathroom suite.

Externally, the property continues to impress, with beautifully landscaped side and rear gardens, with decking, lawn area and a handy, brick built shed, offering excellent storage. To view all this beautiful property has to offer and its idyllic location, please call the office.

ACCOMMODATION

Hallway

The impressive hallway is entered through a modern composite door with frosted, patterned glass panels. Beautifully presented, the spacious hallway boasts feature wood panelling, solid oak doors, herringbone wood flooring and a designer radiator. There is decorative coving and stylish oak balustrades leading up the stairs, where you will find a uPVC double glazed window, with a fabulous countryside view. Doors lead through to the lounge, diner and kitchen.

Lounge diner

The areas of the stunning lounge diner are clearly defined by a central archway. The whole space is tastefully decorated and there is a continuation of the stylish, herringbone wood flooring. To the lounge area there is a feature fireplace, with 'Whitehaven' brick surround creating a fantastic feature. Set in the fireplace is a log burning stove, on a slate, tiled hearth and above, you will find an oak mantle. The room benefits from dual aspect, uPVC double glazed windows, with the front one boasting lovely, countryside views and both have large radiators below. To the dining area, the original cast iron fireplace from the lounge is set upon the chimney breast, creating a nice feature and there is ample space for dining furniture.

Kitchen

The stylish kitchen is in excellent condition and comprises of dove grey wall units with contrasting blue base units and beautiful Quartz worktops with modern tiled splash backs. The kitchen features a range of integrated appliances including fridge freezer, dishwasher and a stainless steel oven, with induction hob and extractor hood above. A Belfast sink with drainer grooves is set beneath a uPVC double glazed window, which looks out over the garden at the rear. The kitchen benefits from wood effect Karndean flooring, decorative coving, a large in storage cupboard housing the boiler and a large pantry style cupboard with open shelving, and base units, with handy work surface. A solid oak door leads through to the rear hall.

Rear hall

The rear hall leads through to the ground floor WC and a stylish, composite stable door with glazed top panel leads out to the garden at the rear.



WC

Here you will find a uPVC double glazed frosted glass window, mosaic effect flooring and a pushbutton toilet.

First floor landing

The spacious landing has a uPVC double glazed window looking out over the side of the property and there is a continuation of the modern décor, with decorative coving and wood panelling. There is a designer radiator in place and a loft hatch, with pull down loft ladder, leading to a boarded loft. Oak doors lead to all three bedrooms and the family bathroom.

Master bedroom

The beautifully presented master bedroom boasts fitted furniture providing excellent storage. There are connections to house a wall mounted, flat screen TV, a radiator, decorative coving and a large, uPVC double glazed window offering a fantastic, elevated view over open countryside.

Bedroom two

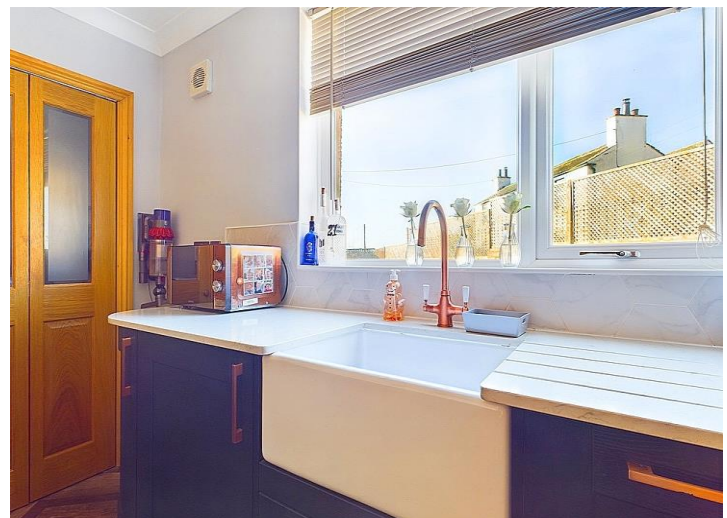
The spacious double bedroom is located at the rear of the property and benefits from neutral décor, decorative coving, a radiator and a uPVC double glazed window overlooking the rear garden.

Bedroom three

The third bedroom is tastefully decorated and benefits from decorative coving, a radiator and a uPVC double glazed window with an elevated view onto open countryside.

Bathroom

The spacious bathroom boasts a four piece suite comprising of a freestanding bath with chrome feet, mixer tap and shower attachment. There is a large, walk in shower cubicle, with mixer shower and tiled splash back, a pedestal sink and a toilet. There is decorative coving, wood effect Karndean flooring, an extractor fan and a designer radiator with towel rail. The bathroom also boasts a large, built in linen cupboard and two uPVC double glazed, frosted windows allowing in plenty of natural light.



Exterior

Accessed by a gate to the side, there is a good sized garden. The garden has been fully landscaped over the previous years and is a fabulous place to sit out and enjoy the sunshine and countryside views. There is a large area of well maintained lawn, bordered by low maintenance gravel. There is an area of decking, perfect for garden furniture. The garden is walled around with fence above, making it perfect for those with small children and pets. A path leads around the house to the rear garden, here you will find a tiered garden, with composite decking and gravelled areas, ideal for pots and plants. There is access to a large, brick built shed, providing handy storage for all those bulky gardening tools, a wood store and gated access to the rear.



TENURE

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

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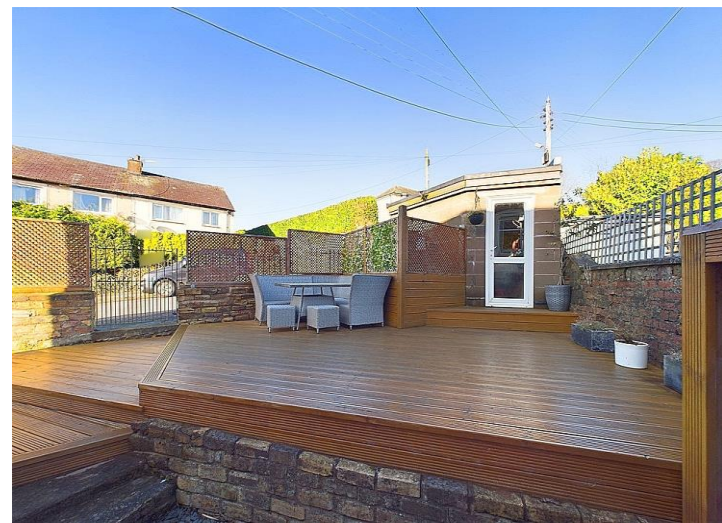
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NOTE

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.



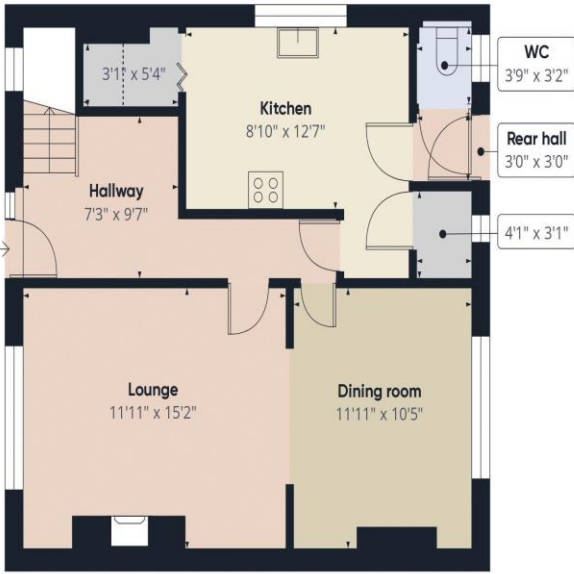




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Approximate total area⁽¹⁾

1233.98 ft²

Reduced headroom

6.6 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 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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