



**A beautifully presented, modern family home**

**Spacious open plan lounge and diner with French doors**

**Stunning hallway with gallery landing**

**Master ensuite, family bathroom plus WC**

**Set on the edge of a sought-after development**

**Enjoys fabulous, uninterrupted countryside and fell views**

**Eye-catching kitchen/diner**

**Four spacious and stylish bedrooms**

**Driveway, garage and sun trap garden**

**10 minutes to Whitehaven, Workington and Cocker mouth**

This stunning property is a fine example of a modern, spacious family home. Set on the edge of this attractive and sought-after development, the property enjoys a spectacular outlook. The rear garden is backed by open countryside, you can enjoy views over the countryside towards the fells, including from the windows, and especially from the elevated position of the first floor. The development is set on the outskirts of Great Clifton, enjoying a rural feel but is just a ten minute drive to the towns of Whitehaven, Workington and Cocker mouth. Within walking distance of the property, it is The Old Ginn House Inn, where you can enjoy a selection of food and drinks. For those with younger children Derwent Vale primary School is just a minutes drive away.

Arriving at the property you will notice the attractive frontage of the property and its spacious block paved driveway, providing plenty of off-street parking. Stepping inside you will find yourself in the eye-catching hallway, looking up to the galleried landing above. Stylish oak doors, lead throughout the ground floor, including to the spacious open plan lounge and diner. There are French doors leading out to the garden at the rear. The kitchen/diner has lots of space, storage cupboards and is in excellent condition. In this room you will also find a second set of French doors, opening out to the patio area, of the garden. The ground floor also benefits from a WC, there is internal access to the garage, meaning you don't need to go outside when the weather isn't too fair. Heading up to the first floor, the spacious landing leads to all four bedrooms. The bedrooms are all very spacious and three boast feature wood panelling. The rooms, also enjoy an attractive elevated view of the garden at the rear, looking out onto countryside and beyond. The spacious master bedroom also boasts a stylish ensuite shower room. The family bathroom is located centrally on the landing and is a modern four piece suite.

There is access around either side of the property to the rear, you will find a generously sized garden. which like the rest of the property has been meticulously maintained. The garden feels private, and is a sun trap, basking in the sun throughout much of the day. The garden has a patio area, a decked area offering a choice where to sit and relax. To book a viewing on this beautiful home, and to appreciate its lovely setting, picturesque outlook or its style and space please contact the office to arrange a viewing.

## ACCOMMODATION

### Hallway

This type of property is well known for its rather impressive and welcoming entrance hall. With its high ceiling, and galleried landing, it certainly makes a fantastic first impression. You will also notice the tasteful décor, which is in excellent condition not only here, but throughout the entire home. The hallway has a composite door, with frosted glass panels, there is also a side window which allows lots of natural light. Above, illuminating both the hallway and landing is a large skylight, in addition to the ceiling lights, there are wall mounted lights, which provide plenty of light later in the evening. The hallway benefits from modern flooring, an under stairs storage cupboard, and a radiator. There is access to the lounge/diner, kitchen/diner, WC, and stairs leading to the first floor landing. Another useful feature is the internal door, which leads through to the garage, meaning you don't need to go outside to gain access.



### Lounge/diner

A fabulous room that benefits from plenty of natural light, and three uPVC double glazed windows, to the front, and uPVC French doors to the rear. The French doors enjoy a lovely outlook of the rear garden, and onto open countryside, which is found directly behind the garden. The whole room has stylish flooring, decorative coving, and there are two independently controlled ceiling lights. The room has connections for a flat screen wall mounted TV, and the two radiators provide plenty of warmth.



### Kitchen/diner

The Kitchen/diner provides a tremendous amount of space and style and is a lovely open plan room. Like the rest of the property the kitchen, is in fantastic condition and comprises of high gloss cream wall and base units, with a complementary worktop and tiled splash back's. There is a built-in AEG oven and grill, a separate gas hob, and an extractor canopy above. The kitchen also benefits from a full-size integrated dishwasher. The kitchen end of the room has two rows of ceiling spotlights, and benefits from under cupboard lighting, the dining area, has a central pendant light. The room has attractive tiled flooring and there is a 1.5 stainless steel sink, with drainer board, and mixer tap. There is plenty of natural light provided by a uPVC double glazed window, and French doors with side windows, that lead out onto the patio. The room has connections for a flat screen TV, and a radiator.



## WC

Here you will find a toilet and a corner wash basin, with mixer tap. There is modern tiled flooring as well as partially tiled walls. There are two useful shelves, a radiator and an extractor.

## First floor landing

The spacious landing is as equally impressive as the hallway below, if you are standing on the gallery landing looking down below. The landing benefits from decorative coving, power point's, an airing cupboard and a radiator. Doors lead to all four bedrooms, the family bathroom and the loft.

## Master bedroom

This lovely double bedroom is beautifully presented with an eye-catching partially panelled wall, the centre being designed to house a flatscreen TV. The room has a stylish central ceiling light, with four spotlights, located towards each corner of the room. There is modern flooring, a radiator and a uPVC double glazed window, that looks out to the front. The master bedroom benefits from a stylish ensuite.

## Ensuite shower room

The stylish and modern ensuite incorporates a shower cubicle, with sliding door and shower control set on the tiled surround. There is a toilet, a pedestal hand wash basin, with mixer tap and above, is a two door mirrored cabinet. There is attractive tiled flooring, partially tiled walls, shaver point, an extractor, and ceiling spotlights. The room has a uPVC double glazed window which is frosted for privacy.

## Bedroom two

A second tastefully decorated double bedroom, with ceiling spotlights, a radiator and a uPVC double glazed window. From the window you can enjoy a lovely outlook over the rear garden, and across the Cumbrian countryside, and towards the fells.

## Bedroom three

A third spacious room which like the previous, has a fabulous view across countryside and towards the fells. The room has eye-catching wood panelling, with connections for a flatscreen TV, within the middle. There is a central ceiling light, and full spotlights located towards each of the corners. There is modern flooring, and a radiator.



### Bedroom four

The fourth bedroom is currently used as a walk-in wardrobe/dressing room. The room benefits from ceiling spotlights, a radiator, and a uPVC double glazed dormer window, which is ideal for a dressing table.

### Bathroom

A spacious four piece bathroom suite, incorporating a shower cubicle, with folding door, the shower control is set on a tiled surround. There is a bath, with mixer tap, and a shower attachment. You will find a toilet, and a pedestal hand wash basin, with mixer tap, and a two door mirrored cabinet that provides storage. The bathroom benefits from an extractor, ceiling spotlights and a heated towel rail. There are partially tiled walls, and a uPVC double glazed frosted window.

### Garage

As mentioned, the garage benefits from an internal door leading off the hallway. There is also an electronic sectional insulated door. The garage has lighting and power points, as well as a useful work surface.

### Exterior

At the front of the property, you will find a block paved driveway, which provides off-street parking. There is an attractive garden, which is laid to lawn, and has some semi-mature trees, which provide a splash of colour. There is access around either side of the property, to the rear garden. You can also enter the garden from the French doors of the lounge, or from the French doors of the kitchen/diner, the choice is yours. Whichever door you choose you will find yourself in a well-maintained and private garden, this enjoys sun throughout much of the day. Being backed by open countryside, means the garden, is rather tranquil and you will get a variety of birdlife visiting throughout the day. The garden has a spacious patio, a composite decked area, located to one corner. There is a garden shed and the garden is securely fenced around making it suitable for those with children or pets. Around the garden you will find pleasant borders, with a range of plants and flowers, providing a splash of colour.

### TENURE

We have been informed by the vendor the property is freehold

### COUNCIL TAX BAND D

### EPC TBC



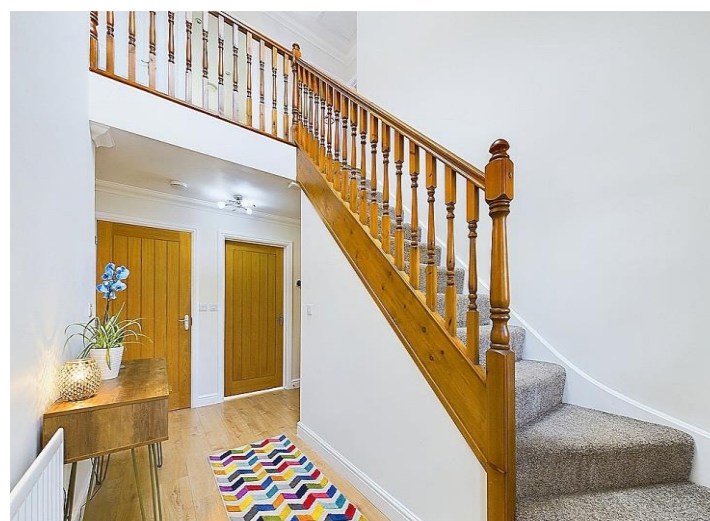
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## MORTGAGES

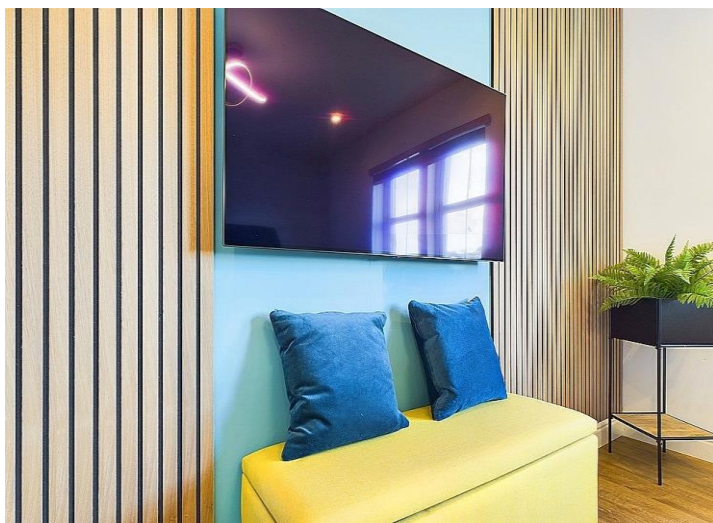
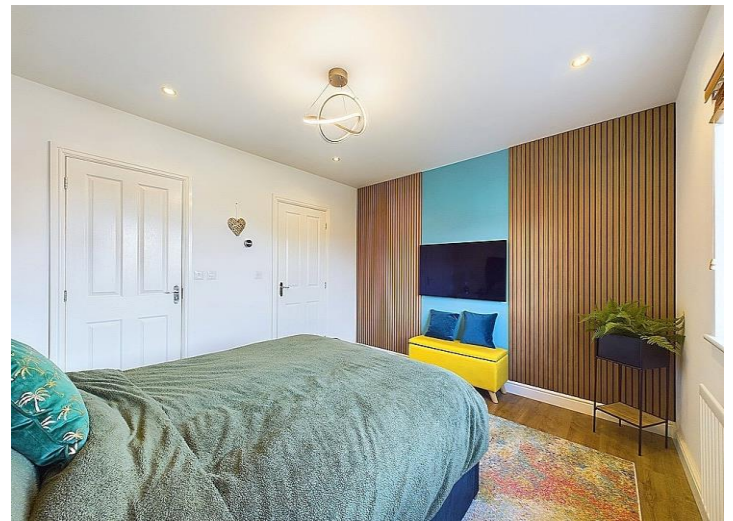
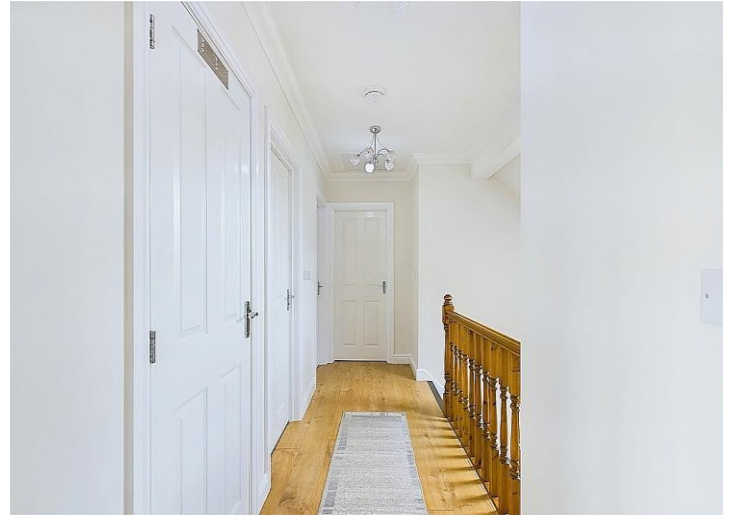
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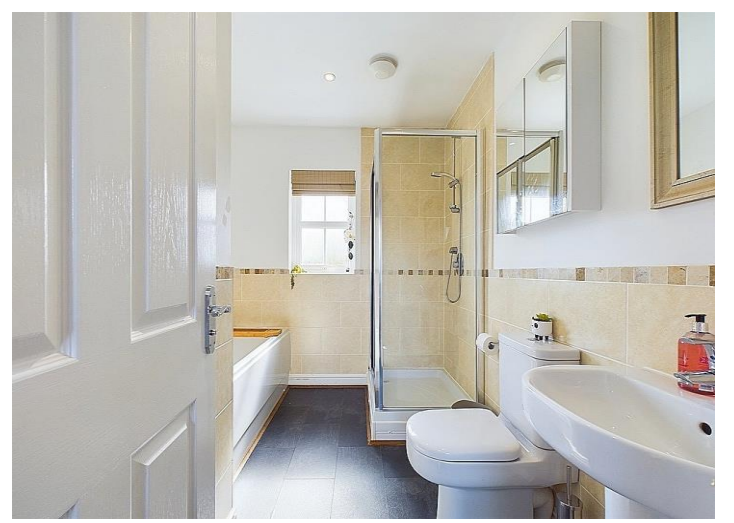


## NOTE

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.









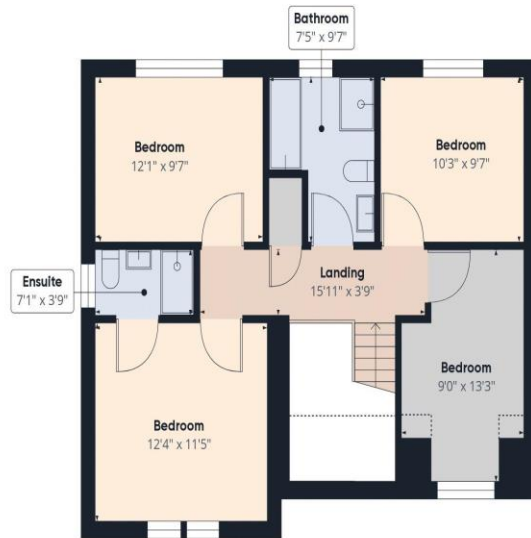
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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1402.65 ft<sup>2</sup>  
Reduced headroom  
33.91 ft<sup>2</sup>

(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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