



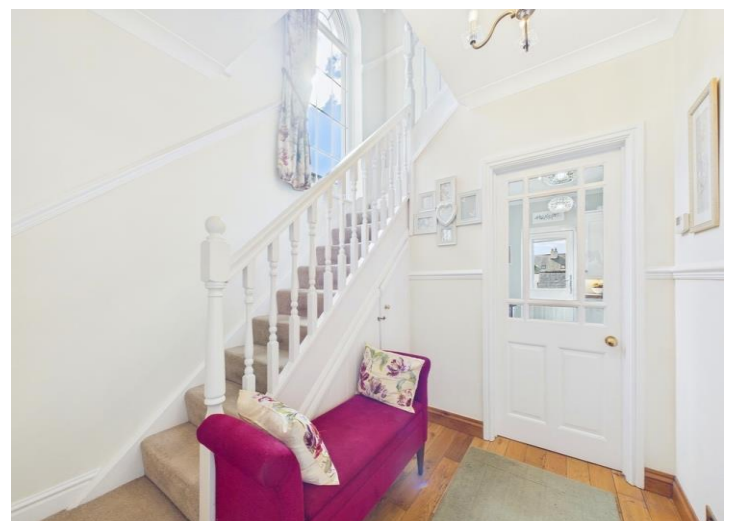
This stunning and unique detached home, offers a large plot with beautiful gardens
Nestled in a central location in an exclusive development known as Garlieston Court
Immaculate and finished to an extremely high standard throughout
Light and spacious accommodation, with bi-fold doors from the lounge to the garden
Beautiful versatile sunroom to the rear of the ground floor
High end bathroom with free standing bath and designer fixtures
Stunning master with stylish ensuite shower room
Convenient town centre location with easy access to local schools, bus, train travel and amenities
Three spacious and tastefully decorated double bedrooms
Beautiful front and rear mature gardens, large garage and parking to the rear

Nestled in the heart of the town centre, this beautiful detached home stands out as a true gem. The large plot surrounding the property is a sanctuary of tranquillity, boasting wrap around gardens adorned with mature trees that offer a sense of privacy. From the moment you step inside, it's clear that no detail has been spared in ensuring this home radiates sophistication and charm. The light-filled interior features stunning sash windows that bathe the rooms in natural light, creating an inviting and airy ambience.

As you make your way through the exquisite entrance hall, you're greeted by a captivating lounge that exudes elegance, complete with a stylish Elgin and Hall gas fireplace perfect for cosy evenings. The bi-fold doors in the lounge open up to the expansive front garden, seamlessly blending the indoors with the outdoors, providing views of the lush green gardens outside. The dining room, connected to the lounge through a decorative archway, offers a seamless flow between spaces, all finished with tasteful décor and Karndean oak flooring. A fabulous sunroom at the rear of the property serves as a versatile space ideal for relaxing, working from home, or playtime with the family, and features skylight windows and patio doors to the garden.

Completing the ground floor the contemporary kitchen is a chef's dream, boasting crisp ivory units, oak worktops, integrated appliances, and a large range style cooker that's sure to delight cooking enthusiasts. Upstairs, three spacious double bedrooms await, all boasting fitted wardrobes and including a master suite with a high-end ensuite shower room and built-in storage. The family bathroom exudes luxury with a Burlington of London bathroom fixtures, freestanding bath and ornate tap with hand held shower attachment and Amtico flooring.

Outside, the property continues to impress with its expansive gardens, split-level design, and ample off-road parking including a garage. With its enviable location close to local amenities and schools, this unique family home offers the perfect blend of convenience and tranquillity. Don't miss the opportunity to experience the beauty and elegance of this exceptional property for yourself.



SELLING WITH FIRST CHOICE MOVE

First Choice Move began in 2010 from humble beginnings—from a kitchen table in Egremont. Built on family values, hard work, and a passion for property, we have grown to become the largest estate agency in West Cumbria. As a family-run business, we believe in combining traditional estate agency values with the very latest marketing techniques to ensure every property gets maximum exposure. From high-quality photography, 3D tours, drone photography, videos and professional floorplans to online advertising and social media campaigns, we use a tailored approach to attract the right buyers. Our commitment to excellence has earned us multiple national, industry-recognised awards, a testament to our dedication to delivering outstanding service and results. We are more than just an estate agency—we're a trusted partner for buyers and sellers across West Cumbria, combining innovation with personal service to help you move with confidence.



MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for remortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

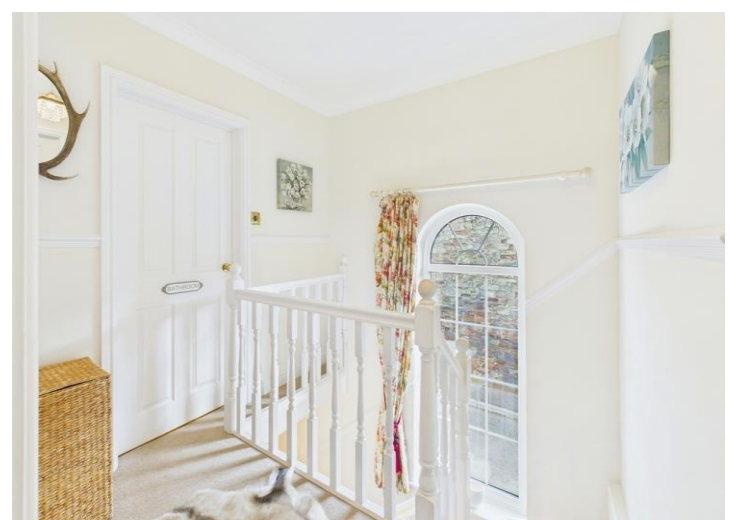


NOTE

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.

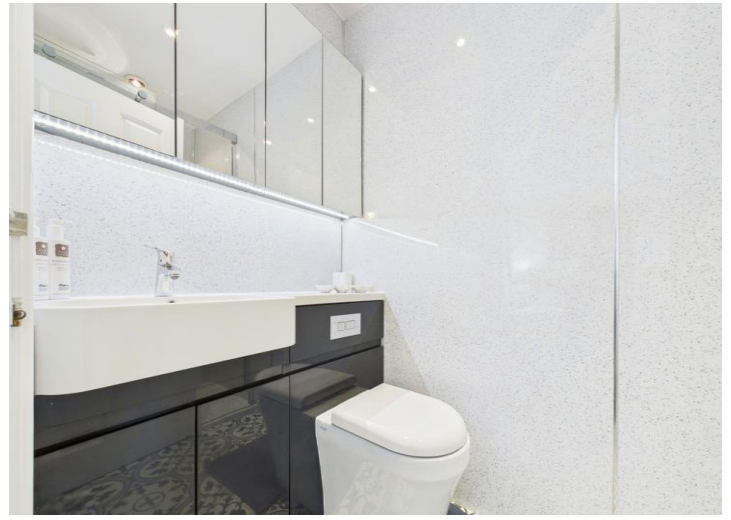






First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945
Registered office and postal address:
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: admin@firstchoicemove.co.uk www.firstchoicemove.co.uk

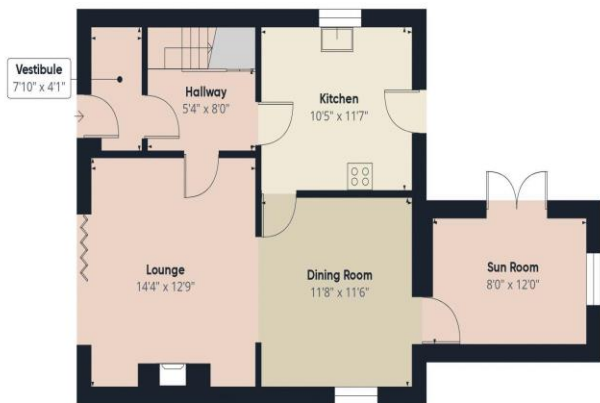


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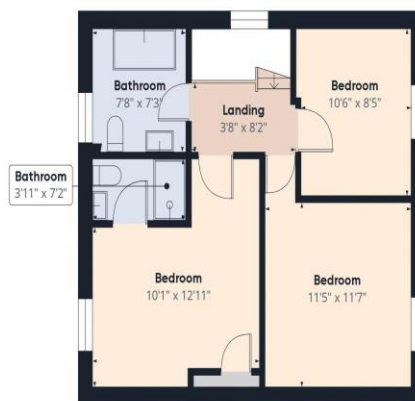
Tel: 01900 837 804 Tel: 01946 413 001 Email: admin@firstchoicemove.co.uk www.firstchoicemove.co.uk





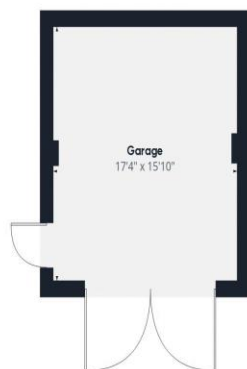


Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾
1409.11 ft²



Ground Floor Building 2

(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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