



**A stunning home with space and style throughout**

**Lovely lounge with wood burner**

**Large sun room, a superb addition to the property**

**Four well presented, generously sized bedrooms**

**Boasts solar panels and electric car charging point**

**Beautiful, spacious sun trap garden**

**Spacious dining area with French doors**

**Stylish kitchen and a large utility room**

**Stylish shower room plus downstairs WC**

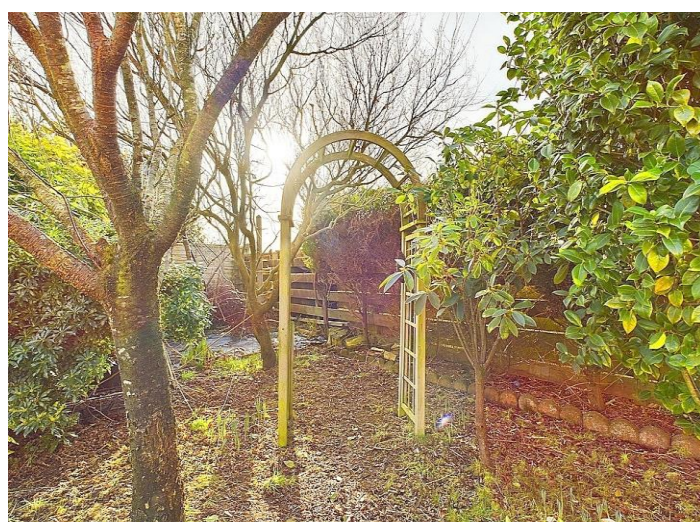
**Spacious driveway and garage**

For those looking for a home that is rather special, this could be the one you have been searching for. The property has such a huge amount to offer in terms of space, style, comfort and location. The property is set on the edge of Seascale golf course and from the rear, upper floor windows, you can enjoy a pleasant outlook across the golf course. The long sandy beach, which Seascale is known for is within walking distance, where you can enjoy a pleasant walk along the beach. The village has a wide range of amenities, including a train station, post office, doctors, shops, pubs and for those with young children there is the local schools.

As you arrive at this property you will notice the large driveway which provides off-street parking for 3 to 4 cars. There is of course the garage which provides additional parking or can be useful storage and by the garage, you will find an electric car charging point. Step inside you'll find yourself in the front porch, which offers useful storage and leads through to the hallway. From the hallway you can enter the beautiful lounge with its woodburning stove, perfect for those colder winter nights. A nice feature is the arch which opens up to the dining area, where there is plenty of space for a family size dining room table and chair set. French doors lead from the dining area into the sunroom. This huge room looks out onto the garden and is a superb addition to the property, offering not only additional space, but plenty of versatility. The property has a stylish kitchen which leads to a very large utility room, both providing plenty of storage. The ground floor also benefits from a WC. As you head up to the first floor, you will find an attractive and spacious landing which leads to all bedrooms and the bathroom. The bedrooms are tastefully decorated and offer plenty of space and the rear bedroom enjoys a pleasant outlook over the rear garden and beyond. You will also find the bathroom designed as a very stylish shower room.

Step outside of the sunroom and you'll find yourself on the decked area of the rear garden. The garden really comes to life in spring, bursting with a variety of different plants flowers creating a fabulous, relaxing environment. The garden also has a greenhouse and raised vegetable beds, perfect for those looking to grow their own fruit or vegetables. The garden enjoys the sun throughout the day and is simply a wonderful place in which to spend your time. You will notice the solar panels on the rear of the property which are owned outright and reduce the energy bills of the property and can bring in a small income.

We expect interest in the property to be high due to its space, quality and excellent position. To avoid missing out please contact the office at your earliest convenience to arrange a viewing.



## ACCOMMODATION

### Front porch

This spacious front porch provides excellent storage and there is plenty of space for shoe racks and coat racks. A fully glazed uPVC door leads through to the hallway.

### Hallway

This well-presented hallway features stylish flooring, an under stairs storage cupboard and a radiator. Doors lead through to the lounge, kitchen, WC and there are stairs leading up to the first floor landing.

### Lounge

As you step inside the lounge, you'll immediately feel at home as the room is incredibly welcoming. Your eyes will be immediately drawn to the fireplace. See the woodburning stove set on a granite hearth with wood mantelpiece above. The room has tasteful décor, a radiator and lovely modern flooring which continues through to the dining area. A large uPVC double glazed window looks out to the front and allows in plenty of natural light. You will notice the large feature arch which provides access to the dining area.

### Dining area

Perfect for entertaining or family get-togethers, this large dining area has plenty of space for a family size dining room table and chair set. The room has a feature, brick effect tile wall and there is a radiator which provides plenty of warmth. A half glazed door leads through to the kitchen, whilst French doors with side windows allow in lots of natural light and leads through to the sunroom.

### Sunroom

A superb addition to the property is this beautiful sunroom which is approximately 7 m long. The numerous windows allow in tremendous amounts of natural light and the view out onto the garden is a delight. You will notice the solid ceiling, with spotlights which allows all year-round use. The room has numerous power points, a heater and French doors lead out onto the decked area over the rear garden.

### Kitchen

The modern kitchen is in superb condition and comprises of white wall and base units, with a contrasting worktop and tile splash backs. There is a four-door range cooker, with a large extractor hood above. A 1.5 stainless steel sink with drainer board and mixer tap, is set below a uPVC double glazed window which looks into the sunroom and the garden beyond. The kitchen has a wine rack, ceiling spotlights, in cupboard lighting and under cupboard spotlights. There is tile flooring and a door provides access through to the utility room.



### Utility room

This large utility room is bigger than many kitchens. There is a range of wall and base units with a work surface which matches those found in the kitchen. There is tile flooring, a radiator, two windows and a half glazed uPVC door leads out to the sides passageway.

### Passageway

At either end of this passageway you will find a fully glazed door and a half glazed uPVC door which leads out onto the front or rear garden respectively. There is also a storage area which is currently used as a one-stop.

### WC

The stylish WC has a wash basin with mixer tap, over a two door vanity unit. There is a pushbutton toilet, colourful tiled walls, modern flooring and a uPVC double glazed frosted window.

### First floor landing

The landing is certainly an attractive and spacious area of the home. There is a radiator, airing cupboard and a uPVC double glazed window. Doors lead to all bedrooms and the bathroom.

### Bedroom one

This lovely double bedroom boasts a stylish, three door fitted wardrobe which provides a tremendous amount of storage. There is modern flooring, a radiator and a uPVC double glazed window to the front.

### Bedroom two

The second bedroom is currently set up as a gym but is a spacious double bedroom. There is the same modern flooring found throughout much of the property and a radiator is neatly placed below a uPVC double glazed window looking down onto the garden at the rear.

### Bedroom three

A spacious and well presented rear bedroom boasting dual aspect uPVC double glazed windows making it a lovely, light and airy room. There is tasteful décor, and a radiator is in place.



### **Bedroom four**

The fourth bedroom is currently used as a home office and benefits from a radiator and a uPVC double glazed window looking down onto the garden and across Seascale, with views of the golf course.

### **Shower room**

A rather stylish shower room comprising of a large, wet room style shower with a large, glass screen and rainfall and handheld showerhead's. There is a feature alcove, heated towel rail and pushbutton WC. A wall hung vanity unit has a mixer tap with large mirror with integrated lighting positioned above. The bathroom has beautifully tiled walls, ceiling spotlights and a large UPVC double glazed frosted window.

### **Garage**

The garage benefits from lighting, power points and a uPVC double glazed window allowing in natural light.

### **Exterior**

At the front of the property there is a large driveway which provides off-street parking for at least three cars. The driveway also leads to the garage. There is a well-maintained lawned area at the front of the property and there is access to the rear garden from the right-hand side. A fabulous feature of the property is the beautiful garden which enjoys the sun throughout the day. A truly wonderful place in which to sit back and relax, whether it be in solitude or the company of friends and family. The garden has a spacious decked area, which can be accessed from the French doors of the sunroom. A path leads around the garden where you will find a wide variety of shrubs and plants which really come to life in spring, making the garden burst with colour. There are also raised vegetable beds, perfect for those who would love to grow their own fruit and vegetables. The garden has an additional seating area, feature arch and a greenhouse. The beautiful garden is most certainly a fantastic complement to the property.

### **TENURE**

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

### **COUNCIL TAX BAND A**

### **EPC TBC**



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## MORTGAGES

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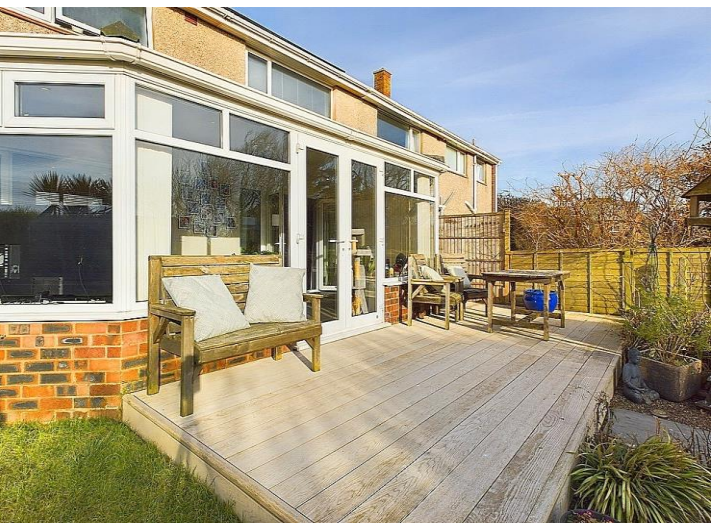


## NOTE

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.







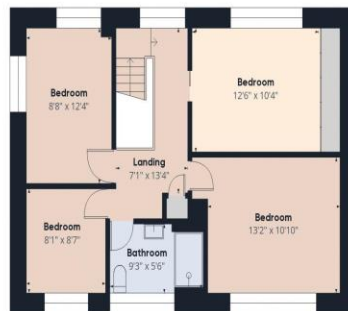






Ground Floor

Approximate total area<sup>(1)</sup>  
1692.63 ft<sup>2</sup>



Floor 1

(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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