

**Dearham Bridge Road, Crosby, Maryport, CA15 6RW**

**Asking Price £295,000**

**Council Tax Band: D**



Welcome to Woodlands, a lovely detached bungalow in a great location, on the edge of the popular village of Crosby. The property sits slightly elevated on a very large plot, and enjoys views of the nearby Solway Firth from the beautiful, well maintained garden - of which, more later!

The large driveway can easily accommodate 4 vehicles, and the property also has a detached garage and a separate workshop and store.

At the heart of this home is a central hallway, that lends itself to a variety of uses including as a dining area or second lounge. The existing lounge, and all of the other rooms, are accessed through this space, including the conservatory.

A spacious kitchen offers lots of worktop and storage space, and the adjacent entrance hall incorporates a hand utility/storage room. The main bedroom benefits from views over the garden and a second double and a single bedroom offer plenty of space for the family or visitors. A family bathroom completes the internal accommodation.

The stunning garden is one of the best features of this property. Plenty of interest for keen gardeners, a safe place for children and pets, and a real feeling of being out in the country. It also includes it's own gated entrance, with even more parking.

In summary, a fabulous, 3 bedroom bungalow with lots of space throughout, and a garden with stunning views. Early viewing is highly recommended.



Open House West Cumbria



Floor Plan: Woodlands, Crosby

Not to Scale: Dimensions and layout for guidance only



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |