

Hazelgrove, Seaton, Workington, CA14 1QU

Asking Price £255,000

Council Tax Band: D



Wow! What an amazing property.

Located in a quiet cul de sac in Hazelgrove, Seaton, this immaculate, detached property has everything you would expect in a perfect, family home. The lack of passing traffic, and a green area to the front, make this a safe place for children, and a relaxing place for the grown ups.

Set back from the road by a double driveway, the integrated garage provides secure parking and storage space. The wrap-round garden is a real sun-trap and incorporates a well maintained lawn, and a large decked area, which is perfect for BBQs and entertaining.

Inside, the ground floor has a lovely flow to it, with a central dining area that links to both the kitchen and the lounge. A handy entrance hall houses the essential, ground floor toilet. The modern kitchen has plenty of storage and worktop space, as well as integrated gas hob, electric oven and a dishwasher. The spacious and attractive lounge, extends into the adjoining conservatory to create a very usable, family space.

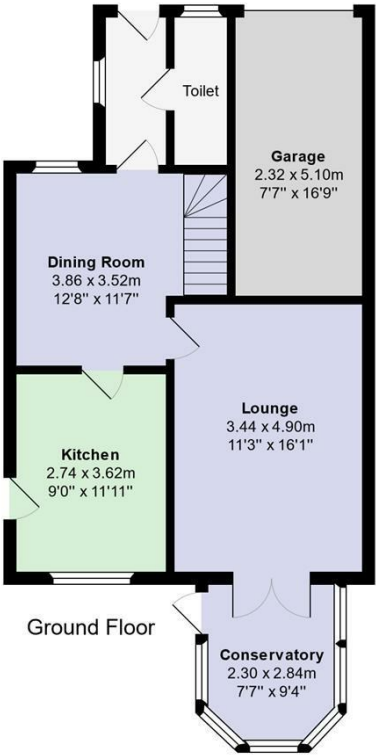
Upstairs, the master bedroom has recently been upgraded by the addition of stylish fitted wardrobes and a new, modern, ensuite shower room. The two other bedrooms also offer comfortable accommodation, with plenty of room for beds, wardrobes and desks. A fully-tiled family bathroom completes the internal accommodation.

Freshly decorated throughout, and lovingly maintained by the present owners, the property has recently had new soffits, gutters and downspouts, and a composite front door fitted.

In summary, a beautiful family home, in a great location, presented in exceptional order. Early viewing is highly recommended.

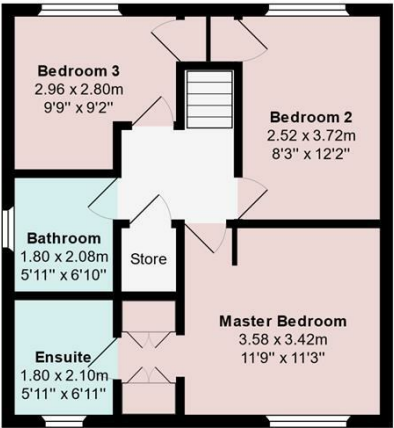


Open House West Cumbria



Floor Plans: 22 Hazelgrove, Seaton

Not to Scale: Dimensions and layout for guidance only



First Floor



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	