



## 4 Bay View

Millom, LA18 5DF

£335,000



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## Approach

Grey composite front door with opaque side window.

## Entrance Hall

**extends to 16'6" (extends to 5.04)**

Panel Radiator with Thermostat.

## Ground Floor Cloaks

**5'10" x 3'0" (1.8 x 0.92)**

## Reception One

**16'5" (19'0" bay) x 11'8" (5.01 (5.8 bay) x 3.57)**

UPVC double glazed square bay window to the front aspect and UPVC double glazed window to the side. Panel radiator.

## Kitchen

**22'10" x 14'8" (6.98 x 4.49)**

The hub of the home! Designed with all the mod-cons and central island with breakfast bar but left as a blank canvas so that the buyer has the freedom to make it work for them. UPVC double glazed French doors to the rear garden with side windows. UPVC double glazed floor to ceiling bay window with French door to side garden. UPVC double glazed window to rear. Two panel radiators.

## Utility Room

**12'11" x 6'0" (3.95 x 1.85)**

UPVC double glazed window to rear aspect and UPVC double glazed external door to side garden. Ideal boiler. Panel radiator.

## Stairway Details

Traditional staricase from entrance hall, providing access to first floor landing.

## First Floor Landing

**extends to 10'3" (extends to 3.14)**

Panel radiator. Storage cupboard.

## Bedroom One - Master

**13'3" x 11'7" (4.05 x 3.55)**

A good-sized Master bedroom with pleasant outlook over the rooftops of Millom and over to distant Kirkby Moor and the coast. UPVC double glazing to front and side aspect. Panel Radiator.

## En Suite

**6'5" x 8'1" (1.97 x 2.47)**

UPVC double glazed window to side aspect with opaque pane. Specifically not yet fitted so as the buyer can chose their preferred style.

## Bedroom Two

**15'5" x 13'2" (4.72 x 4.03)**

UPVC double glazed window to front aspect with pleasant open outlook and eaves feature.

## Bedroom Three

**11'1" x 11'8" (3.39 x 3.57)**

UPVC double glazed window to rear aspect overlooking the rear garden with pleasant foliage backdrop. Panel radiator.

## Bedroom Four

**12'3" x 10'1" (3.74 x 3.08)**

UPVC double glazed window to the rear aspect overlooking rear garden, again with green foliage backdrop. Panel Radiator.



## Bathroom

11'0" x 6'9" (3.36 x 2.08)

UPVC double glazed window with opaque pane to rear. The bathroom has deliberately not been fitted so as the buyer can chose their own style. There is an allocated allowance for this.

## Exterior Front

Front garden with driveway providing ample off road parking for various vehicles. Side access to surrounding gardens. Space for caravan or campervan if required

## Exterior Rear

Lovely rear garden with slate paved patio area and lawn. Private and not overlooked with cliff drop style, green foliage back drop. Access to lawned side gardens and front.

## Garage

16'4" x 9'8" (4.99 x 2.95)

Singel block attached intergral garage. Window to the side.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

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- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

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