



## Oakendale, Sandy Lonning

Maryport, CA15 7LW

Guide Price £300,000



- Detached Bungalow
- Excellent Condition Throughout
- Large Kitchen with Central Island
- Upstairs & Downstairs Bathrooms
- Landscaped Rear Garden with Patio & Decking

- Spacious & Flexible Accommodation
- Lounge, Living/Dining Room & Conservatory
- Four Bedrooms plus Office/Study
- Off Road Parking for Four/Five Vehicles
- EPC - C

# Sandy Lonning

Maryport, CA15 7LW

Guide Price £300,000



Arguably one of the best hidden gems in Maryport, Oakendale offers a spacious and impeccably kept property, tucked away in a private setting. The entertaining space is unbeatable with three reception spaces including a 27ft lounge and for outdoor entertaining, there is a great private rear garden with both patio and decking! Viewing is imperative to appreciate the situation and quality of accommodation.

The accommodation briefly comprises entrance porch, hallway, lounge, living/dining room, kitchen, conservatory, rear hall, WC/cloakroom, office/study and bathroom to the ground floor with a landing, four double bedrooms and bathroom on the first floor. Externally the property has off road parking for four/five vehicles to the front with both front and rear gardens. Gas central heating and double glazing throughout. EPC - C and Council Tax Band - D

Tucked away up a private lane off Sandy Lonning, Oakendale has excellent access to the many amenities that Maryport has to offer including schools, local convenience stores, supermarkets, garages, bars, restaurants and takeaway restaurants. Other local attractions including the Maryport Aquarium and Marina are all within walking distance. For those looking to commute the A596 is minutes away with the addition of Maryport Train Station and local bus routes within close proximity.



## ENTRANCE PORCH

Entrance door from the front driveway with door leading to the hallway. Double glazed windows to three sides.

## HALLWAY

Stairs to the first floor with under-stairs storage cupboard. Doors to the lounge, living/dining room, downstairs bathroom and office/study. Radiator.

## LOUNGE

Two double glazed bay windows to the front aspect with double glazed window to the side aspect. Two radiators.

## KITCHEN

Extensive fitted kitchen with a range of base, wall, drawer, display and larder units with complimentary worksurfaces above with kitchen island and breakfast bar in the centre. For cooking there is an electric eye-level single oven with integrated microwave above and gas hob with extractor unit over. One and a half bowl stainless steel sink with mixer tap. Integrated dishwasher. Space and plumbing for washing machine, space for tumble drier and space for an American style fridge freezer. Recessed spotlights, tiled floor, fully tiled walls, double glazed window to the rear garden, 'Vaillant' wall mounted gas boiler and store/larder with electricity consumer unit. Internal glazed window and door to the rear hall. Radiator.

## LIVING/DINING ROOM

Double glazed window and sliding door to the conservatory. Two radiators.

## CONSERVATORY

Double glazed windows to three sides with double glazed patio doors to the rear garden. Radiator.

## DOWNSTAIRS BATHROOM

White four piece bathroom suite comprising WC, wash hand basin, bath and shower enclosure with mains shower. Obscured double glazed window, fully tiled walls, tiled floor, extractor fan and chrome towel rail.

## OFFICE/STUDY

Double glazed window to the front aspect, radiator.

## REAR HALL

Double glazed window and door to the rear garden. Internal door to the WC/cloakroom. Tiled floor.

## WC/CLOAKROOM

White two piece suite comprising WC and wash hand basin. Obscured double glazed window, radiator, extractor fan, fully tiled walls and tiled floor.

## LANDING

Stairs up from the ground floor with double glazed Velux window. Internal doors to four bedrooms and bathroom. Radiator and loft access hatch.

## BEDROOM ONE

Double bedroom complete with extensive fitted wardrobes, drawers and dressing table. Three double glazed Velux windows, two radiators and loft access hatch.

## BEDROOM TWO

Double bedroom complete with Double glazed Velux window and radiator.

## BEDROOM THREE

Double bedroom complete with Double glazed Velux window and radiator.

## BEDROOM FOUR

Double bedroom complete with Double glazed Velux window and radiator.

## UPSTAIRS BATHROOM

White three piece bathroom suite comprising WC, wash hand basin and bath. Part tiled walls, tiled floor, recessed spotlights, radiator and double glazed Velux window.

## EXTERNAL

Accessed via a shared lane you approach Oakendale through a double gate entrance, with off road parking for four/five vehicles at the front of the property, along with a small lawned front garden with mature trees. Side access paths with gates down both sides of the property. The rear garden is fully enclosed benefitting a paved seating area which is directly outside the conservatory patio doors, a large decked seating area and lawned garden. Mature trees throughout. Two out stores. Outdoor cold water tap to the side of the property and external electricity socket at the rear.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - swarm.evoked.actor

Floorplan



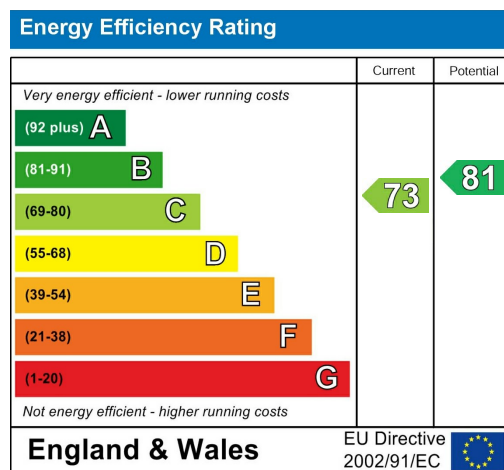








## Energy Efficiency Graph

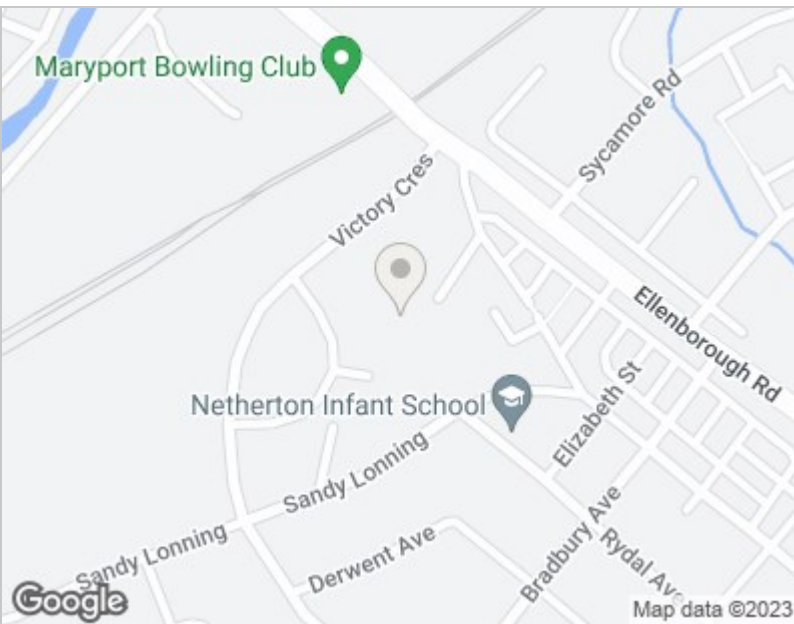


## Viewing

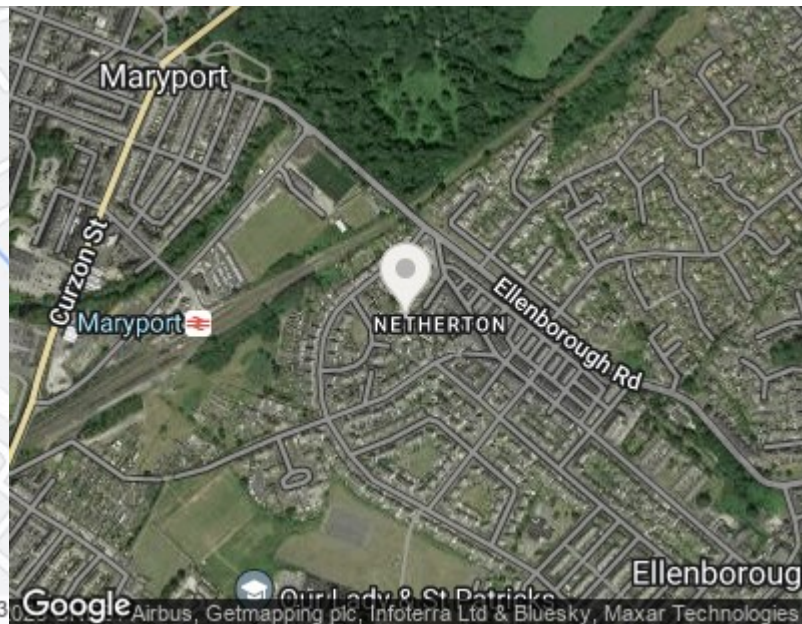
Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map



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