



- Enjoys fabulous sea views toward Scotland and the harbourside**
- Versatile second reception room, ideal TV or games room**
- Modern kitchen with plenty of storage**
- Fantastic master bedroom with fitted wardrobes**
- Boasts two ensembles, family bathroom and downstairs WC**
- A spacious, extended family home**
- Lovely, open plan lounge and diner**
- Total of four light and airy bedrooms**
- Driveway and low maintenance garden**
- Highly desirable area of Whitehaven**

Set in its elevated position, this fantastic, extended family home enjoys fabulous views, from the front windows, you can enjoy the delightful outlook across the Solway Firth with Scotland visible in the distance. The property is located on The Highlands, which has long been a popular place to live. This attractive development offers excellent transport links, with the nearby A595 providing easy access to the town centre, which can be reached with just a few minutes drive. Not only that, the property has easy access to the numerous schools within the town. The property, originally a three bed, has been extended to produce this four bed home, including its fantastic master bedroom. The master bedroom boasts fitted wardrobes, fantastic views and a very stylish ensuite. With four bedrooms, this is a fine example of a modern family home. Stepping inside the property, you will find yourself in the hallway. To the left you will find the lovely open plan lounge and diner, which is tastefully decorated and has patio doors that lead out to the rear garden. Turning right off the hallway you'll find yourself in a highly versatile room. This room is a converted garage, and could be used as a TV room, games room or downstairs bedroom if desired. The property has a stylish kitchen, with plenty of storage, an integrated dining area, and a large, utility/pantry which provides superb storage. The ground floor also benefits from a WC. Heading up to the first floor, in addition to the stylish master suite you will find a further three bedrooms, one of which boasts an ensuite. The family bathroom is conveniently located by the bedrooms, on the first floor. Externally, the property has a driveway, providing off-street parking, there is a low maintenance garden to the front and a larger garden to the rear. Viewing is essential to fully appreciate all this extended and stylish property has to offer.

ACCOMMODATION

Hallway

The hallway is accessed by a composite door with a decorative frosted glass panel. There is a radiator, decorative coving, and a handy double socket. The hallway provides access to the open plan lounge and diner, the sitting/games room, WC and there are stairs to the first floor landing.

Lounge

This lovely room features a coal effect gas fire, set on a cream hearth, with matching inset and surround. A large uPVC double glazed window looks out to the front across the Solway Firth and towards Scotland, enjoying the most pleasant of outlooks. In addition to the main ceiling light, the room benefits from wall mounted lighting. There is a TV point, decorative coving, a double panel radiator and a door leads through to the kitchen, whilst a feature arch opens up to the dining area.



Dining area

The dining area enjoys a continuation of the tasteful décor found in the lounge. There is decorative coving, a double panel radiator and uPVC French doors not only allow in plenty of natural light but open up to the patio area of the rear garden.

Sitting/games room

A versatile area of the home, the second reception room could be used for a variety of purposes, whether you want a TV room, games room or perhaps a downstairs bedroom, this would be ideal. The room enjoys a fabulous view across the Solway Firth with Scotland visible in the distance, there is a TV point, phone point, a double panel radiator and a uPVC double glazed window.



Kitchen/diner

This modern, fitted kitchen/dining area incorporates a range of cream wall and base units with a contrasting worktop and benefits from an integrated dining area. There is a built-in electric oven with a separate five ring gas hob and stainless steel/glass extractor canopy above. There is a stainless steel sink with draining board and mixer tap, set below one, of the two uPVC double glazed windows that looks out onto the rear garden. For convenience, the kitchen features an integrated fridge, integrated dishwasher, and space for a washing machine. There is stylish flooring, under cupboard lighting and connections for flat screen wall mounted TV. The room also has a radiator and a half glazed uPVC door, leading out to the rear garden. There is plenty of storage, with not only the traditional, under stairs storage cupboard, but also a substantial utility/pantry. The pantry also houses the Baxi combi boiler.



First floor landing

On the landing there is a double socket, an airing cupboard and light tunnel. The landing provides access to all four bedrooms and the family bathroom. The loft benefits from being partially boarded and is accessed via a pulldown folding ladder.

Master bedroom

A fabulous addition to the property, the spacious master bedroom not only boasts fitted wardrobes, but also a fantastic view. From its elevated position, you can enjoy panoramic views across Whitehaven, with the piers visible and look across the Solway Firth toward Scotland. This lovely double bedroom boasts a three door fitted wardrobe, and opposite there is a matching, additional two door wardrobe, with a row of spotlights running in between. The room benefits from connections for a flat screen, wall mounted TV and a double panel radiator, providing plenty of warmth. The master bedroom benefits from a stylish ensuite shower room.



Master ensuite

The stylish ensuite shower room offers plenty of space and comprises of a walk-in shower cubicle with sliding screen and both rainfall and handheld showerhead's, a toilet, and wash basin with mixer tap, set over a multi cupboard vanity unit, which provides fantastic storage. There are ceiling spotlights, an extractor fan, a black, heated towel rail, and a uPVC double glazed frosted window.



Bedroom two

The second, double bedroom benefits from a three door fitted wardrobe, phone point, radiator and a uPVC double glazed window that looks down onto the rear garden. There is also an ensuite shower room.

Ensuite shower room

Comprises of a shower cubicle, with both rainfall and handheld showerhead. There is a black, wall mounted, heated towel rail and a wall mounted wash basin. The shower room has a toilet, ceiling spotlights and an extractor fan.

Bedroom three

A third, generously sized, double bedroom benefits from a two door fitted wardrobe. There is a radiator and the uPVC double glazed window enjoys similar views as to the master bedroom. From Whitehaven's famous candlestick, it's two piers and across the Solway Firth toward Scotland.



Bedroom four

The fourth bedroom is currently used as a home office. There is a radiator and a uPVC double glazed window to the rear.

Bathroom

The stylish bathroom comprises of a bath with mixer tap and shower above, a toilet and pedestal hand wash basin with mixer tap. There is a chrome, heated towel rail, fully tiled walls, ceiling spotlights, an extractor fan and a uPVC double glazed frosted window.

Exterior

At the front of the property, there is a driveway providing off-street parking. The garden has a well maintained lawn, and a variety of mature shrubs providing a splash of colour. To the rear, the garden has been designed with ease of maintenance in mind. Stepping outside the French doors of the dining area, you'll find yourself on a spacious patio, ideal for entertaining or relaxing. There is a small putting green, which has been professionally installed and leads out onto the well maintained lawn. Towards the bottom of the garden you will find a handy garden shed.

TENURE

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

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NOTE

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