



Substantial four-bedroom family home

Incredibly spacious open plan dining and sitting room

Modern kitchen with island and integrated appliances

Huge master bedroom with ensuite shower room

Walking distance to numerous schools

Spacious, light and airy lounge

Large drive offering plenty of parking

Desirable, quiet cul-de-sac location

Low maintenance garden to the rear

Offers good value for money

Ready to move up the property ladder? Perhaps you need more space or want to move to a sought-after area, then we have the home just for you. Located in this popular cul-de-sac, within a highly sought-after area of Whitehaven, is this spacious four-bedroom home. Perfect for growing families, the property is just a few minutes from numerous schools including Jericho primary School, Hensingham primary School, Whitehaven Academy and St Benedict Catholic high School. The newly built garage and large convenience store with butchers is also just a two minute drive away. The property has plenty of space and versatility, with two large reception rooms. The first is currently used as a lounge and the second room is an open plan sitting and dining room. The second room boasts French doors which lead out to the garden, and it opens up to the stylish kitchen. The kitchen has plenty of style and integrated appliances and you can't miss the central island. Heading up to the first floor you will find four bedrooms, including a large master bedroom which features a walk-in wardrobe and boasts a large ensuite shower room. The family bathroom is also located on the first floor. The property benefits from a driveway which provides plenty of off-street parking and at the rear and side there is garden with plenty of space to sit out and enjoy the sunshine and perhaps the peace and quiet before the children are home from school. To fully appreciate the space this property offers please contact the office and we will arrange a viewing.

ACCOMMODATION

Hallway

The hallway is accessed by a composite door with frosted glass panels. There is a handy power point and the hallway leads to the lounge, open plan dining/sitting room and there are stairs to the first floor landing.

Lounge

The first of two reception rooms is this generously sized lounge, which has modern flooring and a uPVC double glazed window to the front. There is also access through to the kitchen.

Dining/sitting room

This spacious room offers plenty of versatility and is currently set up with a dining table and chairs to one end, and a sofa to the other. The room has plenty of natural light via the uPVC double glazed window to the front and uPVC French doors that lead out to the rear garden. The room has a continuation of the modern flooring found in the lounge. There are two radiators which provide plenty of warmth. Opens up to the kitchen.

Kitchen

A modern kitchen incorporating a range of cream, high gloss wall and base units, with a complementary worktop. The kitchen features an island, with built-in cupboards, drawers and a two-person breakfast bar. There are two built-in ovens with a central combination microwave and a separate induction hob. The kitchen also benefits from an integrated dishwasher and wine cooler. A circular stainless steel sink with matching draining board, mixer tap and instant hot water tap, is set below a uPVC double glazed window. There are ceiling spotlights and a useful under stairs storage cupboard.

First floor landing

The landing has an airing cupboard, power point and leads to all four bedrooms, the bathroom and the loft.

Master bedroom

This large double bedroom has a walk-in wardrobe and boasts an ensuite. There is a radiator below a uPVC double glazed window which looks out to the front.

Ensuite

A spacious ensuite shower room designed as a wet room. There is a glass screen, toilet and pedestal hand wash basin with mixer tap. The bathroom has ceiling spotlights, an extractor, heated towel rail and a uPVC double glazed frosted window.



Bedroom two

The second spacious double bedroom has a radiator and a uPVC double glazed window to the front.

Bedroom three

A third double bedroom with a uPVC double glazed window which enjoys a pleasant outlook on to greenery. The room has laminate flooring and a radiator.

Bedroom four

The fourth bedroom would make an ideal home office if desired and benefits from laminate flooring, a radiator and a uPVC double glazed window to the front.

Bathroom

The modern bathroom suite comprises of a bath with mixer tap and shower attachment. There is a toilet and wash basin with mixer tap, over a two door vanity unit. The bathroom has eye-catching tile flooring, fully tiled walls and a uPVC double glazed frosted window.

Exterior

At the front of the property there is a driveway which provides off-street parking for several vehicles and there is an additional area, a mixture of gravel and lawn which could be used as a parking space if desired. There is access around the right-hand side of the property to the rear garden. At the right-hand side, there is a garden shed and an area of low maintenance chipped slate. The rear garden gets the sun throughout the afternoon and evening and has a large, decked area.

TENURE

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

COUNCIL TAX BAND C

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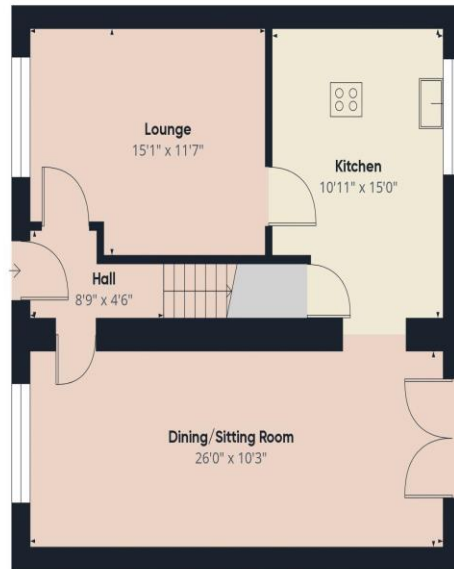
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NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.

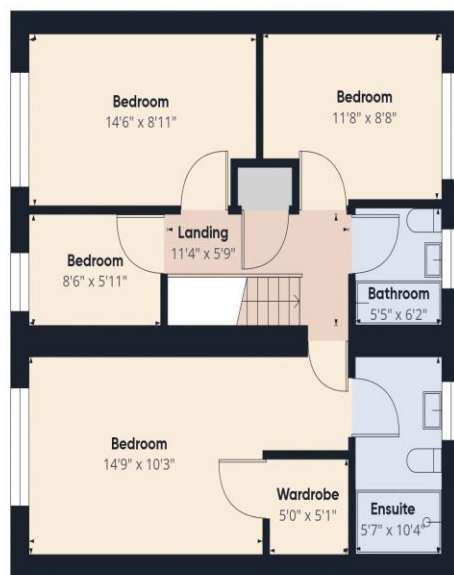






Ground Floor

Approximate total area⁽¹⁾
1291.98 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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