



**Second reception room currently used as a home bar**  
**Stylish modern open plan kitchen diner with patio doors**  
**Beautifully presented lounge with media wall**  
**Three good size well presented bedrooms**  
**Walking distance to popular local schools**

**Beautifully refurbished detached family home**  
**Finished to a high standard throughout**  
**Highly sought-after area**  
**Large driveway and garage**  
**Beautifully maintained private rear garden**

This stunning, detached family home has recently undergone a full renovation and is immaculately presented and finished to a high standard throughout. Featuring a stylish, open plan kitchen diner, a beautifully presented lounge with media wall, and a versatile, second reception room, which is currently used as a home bar. The property enjoys a stunning, elevated view across Whitehaven to the front. Situated in a highly desirable area of Whitehaven, it is in walking distance of popular local schools including Jericho, Hensingham, St Benedicts and Whitehaven Academy. The town centre is also just a short drive away, and the A595 provides easy access to the western lakes. Whilst perfect as a family home, the cleverly designed space is also perfect for entertaining friends and family. With meticulous detail throughout, including the beautiful oak doors, double composite doors leading into the property, and all the finishing touches, this property is sure to impress. The accommodation briefly comprises; large entrance hall, a beautiful, light and airy lounge, a stylish, modern, open plan kitchen diner, utility room, versatile, second reception room currently used as a home bar for entertaining. There is also a useful washroom and downstairs WC to the ground floor. To the first floor are three, well presented and well proportioned bedrooms and a beautiful, contemporary, family bathroom. Externally, the property boasts a large driveway which leads to the garage, and a good size front lawn. To the rear of the property, there is a lovely private garden, with high fencing, a pergola, patio area and an elevated lawn, with beautifully planted borders. We expect interest in this beautiful home to be high so call today for a viewing.

## ACCOMMODATION

### Entrance hall

Stepping into the stylish, double, designer doors you will immediately appreciate the high-end finish throughout the property, the spacious hallway has beautiful modern décor, perfectly complemented by the luxury LVT flooring with a double panel radiator, beautiful oak glazed doors which lead into the washroom, lounge and utility area, with stairs to the first floor.

### Utility area

With plumbing for a washing machine, neutral décor and luxury LVT flooring, the utility area is open to the kitchen diner and second reception, with a uPVC double glazed door with frosted glass which leads out onto the rear garden, with a matching uPVC frosted glass window, providing plenty of natural light.

### Kitchen diner

This recently fitted, stunning, open plan kitchen diner features a range of beautiful, high-end, handleless, wall and base units with complementary work surfaces and matching up stands. There is a 1.5 composite sink and drainer unit with mixer tap. The breakfast bar incorporates a black, glass gas hob and separates the kitchen and dining areas, making this a fantastic entertaining space with a double electric oven and grill, modern neutral décor, luxury LVT flooring, and a useful under stairs storage cupboard. The uPVC double glazed window above the sink, looks out onto the rear garden and the kitchen is open to a beautiful dining area with uPVC double glazed patio doors, which flood the dining area with natural light and provide access into the garden, the luxury LVT flooring and modern décor continues, and there is a retro style double column radiator and feature, low-level lighting above the dining table and a wall mounted TV connection and electric sockets.

### Second reception

To the other side of the utility space, is an opening which leads to a fantastic second reception room, this lovely versatile space is currently used as a home bar and the bespoke, built-in bar can be left, subject to negotiation. This fantastic space would also make a great home office, playroom or perhaps a sitting room and is the perfect space for entertaining friends and family. With a uPVC double glazed window which overlooks the rear garden, a single panel radiator, panelling to the ceiling, stylish décor and LVT flooring.



## Lounge

To the other side of the hallway is the immaculate, beautifully presented, light and airy lounge, there is a uPVC window which enjoys a stunning view over Whitehaven, with a retro style, double column radiator below. The modern, built-in media wall incorporates a log effect, glass fronted electric fire, with recesses for both a TV and sound bar above, finished with stylish modern décor, perfectly complemented by the luxury LVT flooring and decorative cornice to the ceiling.



## Washroom

Entered through a solid oak door, the washroom incorporates a hand wash basin, with waterfall tap, built into a modern, high-gloss vanity unit, with a double panel radiator, modern décor, LVT flooring and an oak door to the downstairs WC.

## WC

A useful downstairs WC incorporating a pushbutton flush toilet and a uPVC double glazed window with frosted glass, beautifully presented, the washroom and downstairs toilet create additional facilities for guests, or busy family life.

## First floor landing

The first floor landing incorporates a fantastic, walk-in storage cupboard offering plenty of storage, with loft access to the ceiling and access into three bedrooms and the family bathroom.

## Master bedroom

This beautifully presented, light and airy master bedroom boasts a range of modern fitted wardrobes with mirrored doors and drawers. Incorporated, there is a uPVC double glazed window which enjoys a beautiful, elevated view across Whitehaven, with stylish décor, decorative coving and wood effect flooring.



## Bedroom two

A second, well proportioned and beautifully presented double bedroom, with a uPVC double glazed window overlooking the rear garden, with a single panel radiator below, modern décor, TV point and wood effect flooring.



### Bedroom three

A generously proportioned third bedroom, with a useful built-in desk and shelving area to the recess, there is a uPVC double glazed window overlooking the front of the property, which also enjoy a beautiful elevated view across Whitehaven, with a single panel radiator below, there is modern, neutral décor and wood effect flooring.

### Family bathroom

The stylish, modern family bathroom incorporates a bath with mixer tap, glass shower screen and mixer shower, a concealed cistern, wall mounted toilet, with wall mounted flush above, and a wall mounted, rectangular hand wash basin with mixer tap. The bathroom features beautiful, contemporary, part-tiled walls, complemented by the wood effect, vinyl plank flooring, a feature, retro style towel heating radiator, a uPVC double glazed frosted glass window, and panelling and spotlights to the ceiling.

### Externally

To the front of the property, there is a good size, front garden which sets the property back from the road, with decked area to the front of the house and a large driveway, providing ample off-road parking and leads to the garage, which benefits from power and lighting. To the rear of the property, there is a lovely, low maintenance garden. On leaving the back door you're sheltered by a lovely, built-in pergola, and a low level patio is accessed by the double doors from the dining room, creating a beautiful space for entertaining friends and family, the elevated lawn has beautifully planted borders and the high, rear fence creates privacy and is a lovely backdrop to the rear garden.

### TENURE

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

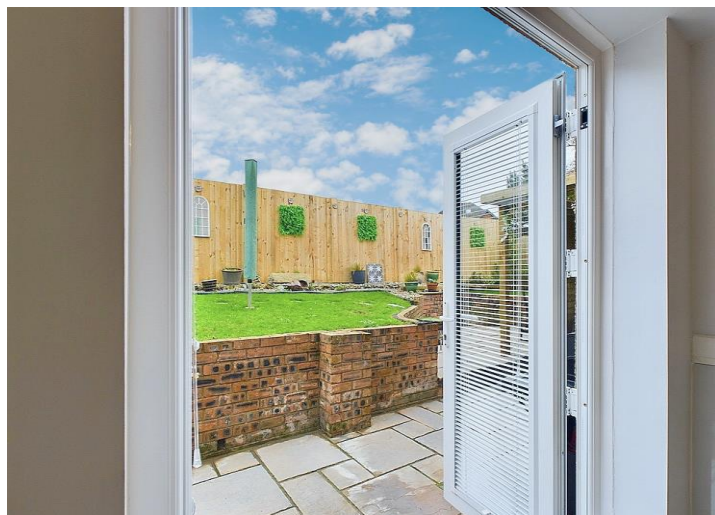
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## MORTGAGES

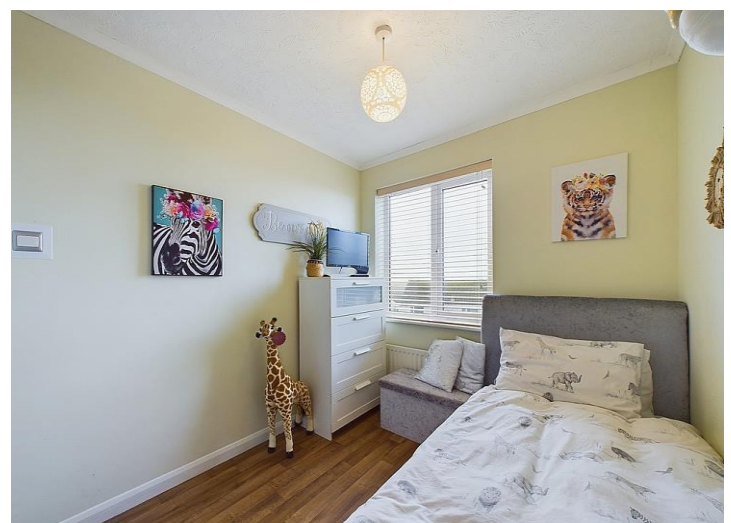
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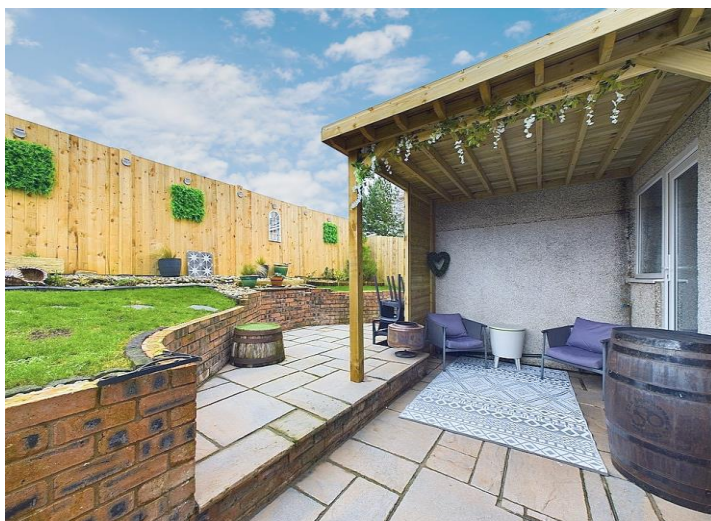
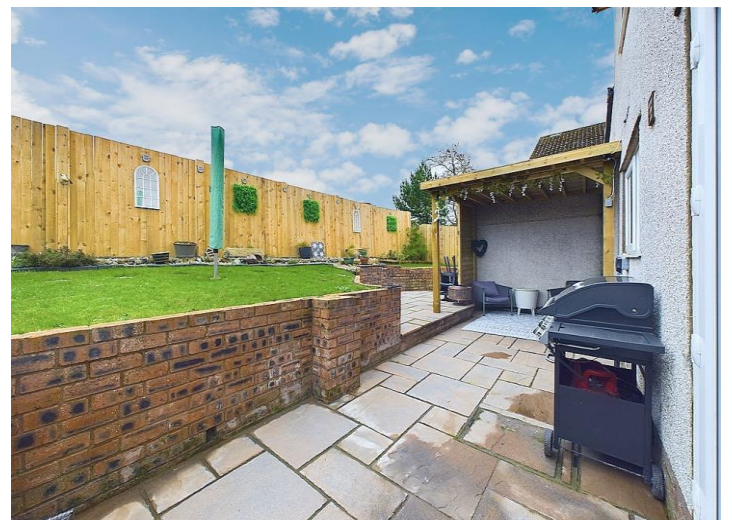


## NOTE

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.







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