



**Boasts a fabulous, spacious conservatory**

**Modern bathroom, en-suite and downstairs WC**

**Spacious garden with multiple seating areas**

**There are three, well presented bedrooms**

**Stylish kitchen/diner with French doors**

**A great family home**

**Lovely lounge with media wall**

**Bathroom installed in April 2023**

**Block paved driveway and garage**

**Built by an award winning developer**

If you are now ready for your next move, to a larger, modern home then this could be the one you've been looking for. A lovely, three bed, detached home, in this relatively new development, built by the award winning developer Story Homes. The property is located towards the outskirts of Whitehaven, just a five minute drive to the town centre. Numerous schools are within easy reach including Kells infant School, St Mary's Catholic primary School and Monkway Junior School, all of which are in walking distance or just a minutes drive. The property has been well cared for by the current owners and benefits from the addition of a large conservatory which looks out onto the rear garden and can be accessed by the French doors of the dining area. On arriving at the property, you will notice the spacious block paved driveway which leads to the pitched roof garage which also has handy pedestrian access from inside. Step into the property there is a hallway which leads to a lovely lounge which has a media wall featuring a lovely fireplace. There is the modern kitchen and diner which has plenty of style and storage. The property also benefits from a handy downstairs WC. Heading up to the first floor you will find three, well presented, bedrooms with the master bedroom having an en-suite shower room. The main family bathroom is very stylish and was only installed in April 2023. At the rear you will find plenty of outside space, with a generously sized garden benefiting from several seating areas and enjoys the sun throughout the day. Internal viewing is highly recommended to appreciate this modern and stylish home.

## ACCOMMODATION

### Hallway

The hallway is accessed via a composite door with frosted glass panels. The hallway features an under stairs storage cupboard, a double panel radiator and a handy double socket. There is decorative coving and the hallway leads to the lounge, kitchen/diner, WC and there are stairs to the first floor landing.

### Lounge

This well presented lounge features a large media wall, within which is set up a stylish electric fire with a large alcove above designed to house a flatscreen TV. The lounge also has decorative coving and a double panel radiator is neatly set below a uPVC double glazed window which enjoys a view towards the Irish sea.



### Kitchen/diner

A modern kitchen incorporating a range of high gloss cream wall and base units, a stylish worktop and tiled splash backs. There is a built in AEG electric oven with a separate gas hob and extractor canopy in place above. For convenience the kitchen has an integrated dishwasher. A 1.5 stainless steel sink with drainer board and mixer tap is set below a uPVC double glazed window that looks out onto the rear garden. There is plenty of lighting as the kitchen has two rows of ceiling spotlights and under cupboard lighting, whilst the dining area has a main ceiling light. The room also benefits from an under stairs storage cupboard, double panel radiator and uPVC French doors with side windows that lead into the conservatory.



### Conservatory

A wonderful addition to the property is the spacious, dwarf wall conservatory. There are numerous power points, a TV point and uPVC French doors that lead out onto a patio area of the rear garden. From the conservatory there is a door to the garage.

### Garage

The garage boasts an electronic up and over door. Not only is there plumbing for a washing machine but there are base units and a handy worktop. The garage even has a double panel radiator and a uPVC double glazed window allowing in natural light. The garage has a loft which is accessed via a pull-down ladder and provides an excellent storage option.

### WC

A handy down stairs WC. With a toilet, pedestal hand wash basin with mixer tap and tiled splash backs. The continuation of the stylish flooring found in the hallway, a radiator, extractor fan and a uPVC double glazed frosted glass window.



### First floor landing

The landing leads to all three bedrooms and the bathroom. On the landing you will find an airing cupboard and the loft hatch which can be reached via a handy pulldown ladder and provides a fantastic storage space.

### Master bedroom

The master bedroom benefits from a feature papered wall. There is a radiator and a uPVC double glazed window that enjoys a pleasant outlook including a view across the Solway Firth. A door from the master bedroom leads to the en-suite.

### Master en-suite

Briefly comprising of: a shower cubicle with the control set on the tile surround, toilet and pedestal hand wash basin with mixer tap and a mirrored cabinet above. The en-suite has part tiled walls, an extractor fan, a single panel radiator and a uPVC double glazed frosted glass window.

### Bedroom two

This second double bedroom with a radiator, TV point and a uPVC double glazed window.

### Bedroom three

The third bedroom has a radiator and a uPVC double glazed window enjoying a pleasant outlook including across the Solway Firth.

### Bathroom

This beautiful bathroom was only installed in April 2023. In excellent condition, it comprises of an L shaped bath with matching glass screen, mixer tap and both monsoon and handheld shower heads in place above. There is a toilet and a wash basin with a water fall mixer tap set over two drawer vanity unit. To provide additional storage there is a wall hung two door cupboard. The bathroom has a chrome heated towel rail, easy clean PVC cladding walls, ceiling spotlights, an extractor fan and a uPVC double glazed frosted glass window.

### Exterior

At the front of the property there is a driveway providing off street parking for up to three cars. The block paved drive also leads up to the garage. At the rear of the property there is a spacious garden which gets the sun throughout much of the day. There are two spacious patio areas, one of which also benefits from decking. There is a garden shed, two areas of well maintained lawn and the garden is securely fenced around making it the perfect choice for anybody who has pets or young children.

### TENURE

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



## COUNCIL TAX BAND C

### EPC TBC

### LOW FEES, LOCAL EXPERTISE

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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.







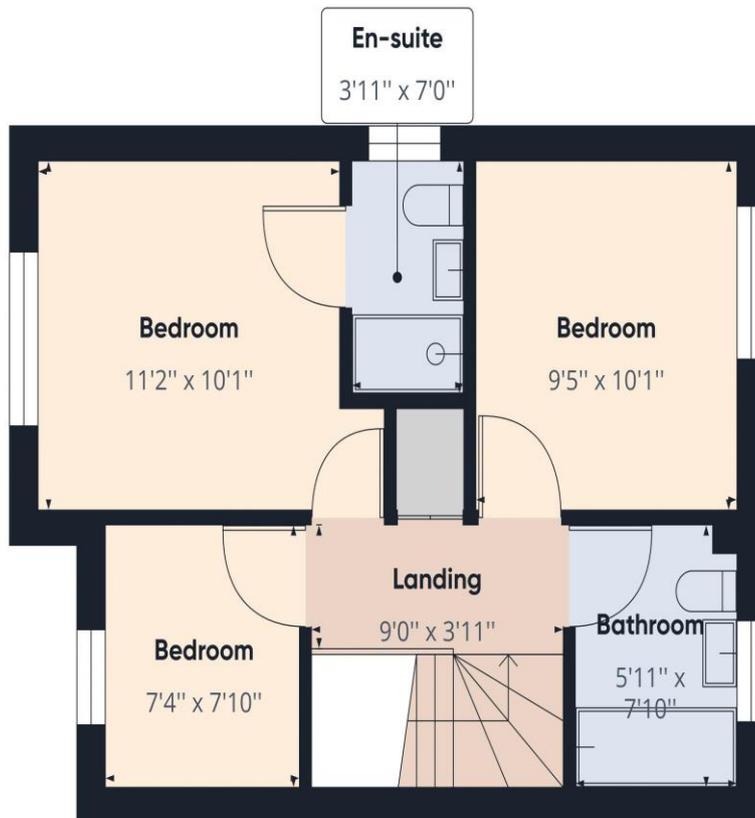
Ground Floor

Approximate total area<sup>(1)</sup>  
791.89 ft<sup>2</sup>

(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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Floor 1

Approximate total area<sup>(1)</sup>  
395.44 ft<sup>2</sup>

(1) Excluding balconies and terraces

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