



Lovely sunroom which makes the most of the outlook

Beautiful lounge with bay window and French doors

Spacious kitchen and dining room

Stylish master ensuite shower room

Sun trap garden with beautiful views

Fabulous, town, harbour and sea views

Driveway and garage providing plenty of parking

Three well presented bedrooms

Stunning family bathroom

Set on a sought-after development

From its elevated position on this sought-after development, this property enjoys the most fabulous breathtaking views across Whitehaven, the marina and out across the sea. Located on the Highlands, this area of Whitehaven has long been a popular place to live with professionals and families. It provides easy access to the nearby A595 with the town centre being just five minutes away. There are numerous schools within 10 minutes drive making this an ideal choice for a family. Within the property there is a hallway which leads through to a beautiful lounge, with a bay window to one end and French doors to the other, opening up to the sunroom. This lovely sunroom is ideal for year-round use with its insulated ceiling and fabulous views. There is a spacious kitchen which opens up to a dining room and both rooms have tasteful décor. There is a useful, downstairs toilet and internal access to the garage. Heading up to the first floor you will find three generously sized bedrooms. The master bedroom has a large and rather stylish ensuite shower room. The family bathroom is simply beautiful and is located between the bedrooms on the first floor. Externally, the property features a driveway which provides plenty of parking and there is a low maintenance garden to the front. At the rear, the garden is perfect for those who love to entertain friends and family with a large patio area and fabulous views. If it is peace and quiet you require to simply sit back and watch the world go by then this could be the home for you. To fully appreciate the spacious home and its breathtaking views please contact the office to arrange a viewing.

ACCOMMODATION

Hallway

The hallway is accessed by a uPVC door, with a large, frosted glass panel and full height frosted side panel which allows plenty of natural light to flood into the hall. Within the hall you will find stylish oak flooring, a double socket, decorative coving, and a radiator. Doors lead through to the lounge, kitchen, WC and there are stairs to the first floor landing.

Lounge

This beautifully presented room benefits from a central, coal effect gas fire which is set on a marble hearth, with matching marble insert and wood surround. Above the fireplace you will find connections to house a flatscreen, wall mounted TV and there are also wall mounted lights either side. A lovely feature is the uPVC double glazed bay window which looks out to the front of the property. Tastefully decorated the room has coving, two radiators and stylish flooring. French doors lead through to the sunroom.

Sunroom

A fabulous addition to the property, which makes the most of the impressive, elevated view across Whitehaven, the harbour, and the Solway Firth. The vaulted ceiling has two rows of ceiling spotlights, and the windows allow in lots of natural light. There are also wall mounted lights, an electric radiator and underfloor heating.

Kitchen

This modern and well-maintained kitchen incorporates a range of wall and base units, with a granite worktop, with matching up stands and tile splashback's. The 1.5 stainless steel sink with mixer tap and drainer grooves are set within the granite worktop and positioned below a uPVC double glazed window which enjoys a fabulous outlook. There is a built-in AEG electric oven with a separate gas hob and designer stainless steel/glass extractor canopy above. The kitchen features a wine rack, tile flooring and ceiling spotlights. Leads through to the garage, whilst a feature arch opens up to the dining room.

Dining room

This generously sized room features decorative coving, stylish flooring, a radiator, and a uPVC double glazed window to the front.



WC

Here you will find a toilet, and wall hung wash basin with mixer tap and tile surround. There is a radiator and extractor.

First floor landing

On the stairs up to the first floor, there is a window offering a delightful outlook towards the marina, piers, and the famous Candlestick. The landing itself has a handy power point and provides loft access. Doors lead through to all bedrooms and the bathroom.

Master bedroom

A well presented double bedroom with a radiator, a uPVC double glazed window to the front and a stylish ensuite.

Master ensuite

The spacious and eye-catching ensuite comprises of a large shower, with twin sliding doors and body jets with both handheld, and rainfall showerhead's, the control is set on the tiled surround. There is a wall hung wash basin with mixer tap and pushbutton flush toilet. The bathroom features a chrome heated towel rail, and the walls are fully tiled. Above the sink, there is space for a mirror, with wall mounted lights either side and there is also a shaver point. The room has underfloor heating, a central row of ceiling spotlights, extractor and two uPVC double glazed frosted windows allowing plenty of light.

Bedroom two

A second well presented bedroom benefiting from a mirrored, two door wardrobe. There is a radiator and a uPVC double glazed window to the front.

Bedroom three

A good sized third bedroom, with a radiator and a uPVC double glazed window which has a fabulous, elevated outlook across Whitehaven and down to the marina.

Bathroom

This beautiful bathroom suite certainly has a luxurious feel. There is a bath with mixer tap and shower attachment, with both rainfall and handheld showerhead. There is also a large, wall hung vanity unit with a mixer tap and two drawers providing excellent storage. Matching the vanity, is the wall hung cupboard which provides additional storage. There is a pushbutton toilet, a designer radiator and fully tiled walls and tiled flooring. The mirror above the sink has touch lighting and there are ceiling spotlights, extractor, and a uPVC double glazed frosted window.



Garage

The garage has a roller door, lighting, and power points. There is plumbing for a washing machine and space for a tumble dryer. The garage also houses the Worcester boiler and there is a stainless steel sink with drainer board. A uPVC double glazed window allows in natural light and the uPVC door leads out to the rear garden.

Exterior

At the front of the property, there is a meticulously maintained lawned garden with a central path leading up to the front door. There is also a driveway which provides off-street parking, and the drive leads to the garage. There is gated access around either side of the property to the rear garden. The sun trap rear garden enjoys elevated views across Whitehaven and down to the marina, with the famous piers and Candlestick visible in the distance. The garden has a substantial patio area perfect for garden furniture and entertaining. There is a well maintained lawn and gravel path leading down to the bottom of the garden, where you will find a useful garden shed. The garden also has a variety shrubs which provide a splash of colour.

TENURE

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

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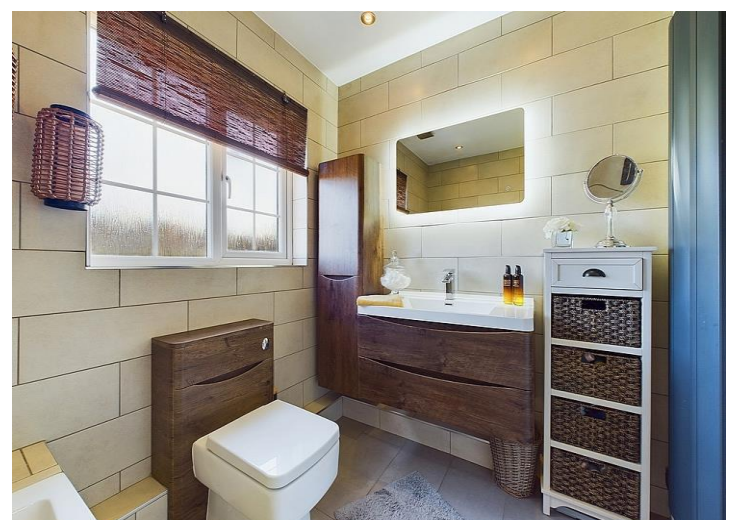
MORTGAGES

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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.

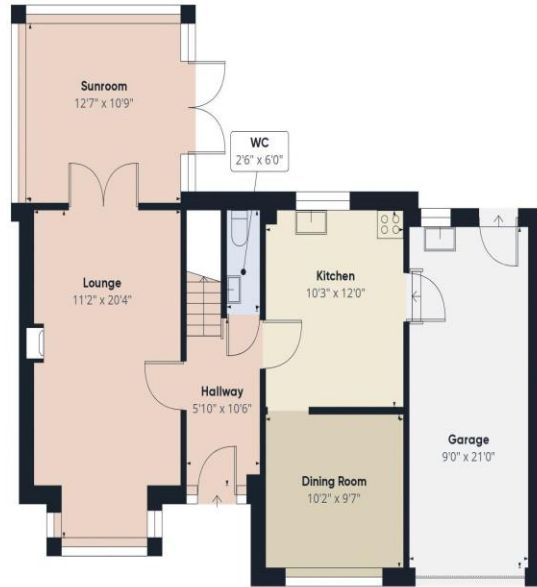






First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945
Registered office and postal address:
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: admin@firstchoicemove.co.uk www.firstchoicemove.co.uk



Ground Floor

Approximate total area⁽¹⁾
1326.56 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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