



Offered for sale with no forward chain

Fantastic open plan kitchen diner

Master ensuite and walk-in wardrobe

Three, light and airy bedrooms

Enclosed low maintenance rear garden

Set in a sought after development

Spacious, well presented lounge

Bathroom and downstairs WC

Driveway for two cars

Ideal for first-time buyers couples and families.

Offered for sale with no forward chain, and located in a sought after modern development, is this deceptively spacious, modern home. The property would be a superb choice for any family but would also suit couples and first-time buyers. The property provides easy access to popular local schools, and Whitehaven town centre, with a wide range of shops and amenities and its picturesque harbour is just a few minutes drive away. The property is ready to move into, with neutral décor throughout and ready for you to put your own stamp on it. The accommodation briefly comprises; Spacious hallway which leads to a large, well presented lounge, the hall also leads to a large, contemporary, kitchen diner with integrated appliances. To the dining area, there are uPVC double glazed patio doors which lead out onto the rear garden, making this a fantastic family/entertaining space. To the first floor, the landing leads to three well presented, good size bedrooms, with the master bedroom boasting a large, walk-in wardrobe/dressing room and a master ensuite. The contemporary family bathroom is also conveniently located on the first floor. Externally, the property benefits from a block paved driveway providing off-road parking for two cars and a low maintenance, rear garden with patio and lawn area which is walled around.

ACCOMMODATION

Entrance hall

Entered through a modern, composite door, the spacious hallway has modern, neutral décor, spotlights, and a double panel radiator. There is a useful, under stairs storage cupboard, stairs to the first floor, with lovely, contrasting balustrades and wood effect flooring.

Lounge

A generously proportioned, light and airy lounge, there is a wall mounted glass fronted fire, neutral décor and a uPVC double glazed window overlooking the front of the property, with a double panel radiator below. The room benefits from a TV point, decorative coving, and chandelier lighting.



Kitchen diner

A stylish, open plan kitchen diner, to the kitchen area, there is a range of contemporary, cream, high gloss wall and base units, with contrasting, wood effect work surfaces and matching up stands. The kitchen benefits from a stainless steel, built-in oven with matching gas hob, glass splashback and a stainless steel extractor hood above. There are a range of integrated appliances including, fridge freezer, dishwasher, washing machine and dryer. There is a 1.5 composite sink and drainer unit, with mixer tap set below the uPVC double glazed window and the room boasts pelmet lighting above, as well as spotlights and kick board lights. Wood effect flooring leads through to the dining area where you will find uPVC double glazed patio doors that lead out onto the rear of the property, providing plenty of natural light. There is modern, neutral décor, a double panel radiator, decorative coving and chandelier lighting.



Downstairs WC

A useful downstairs WC, with pushbutton flush toilet and corner sink with mixer tap, the WC benefits from wood effect vinyl flooring, a uPVC double glazed frosted glass window, an extractor fan and decorative coving.

First floor landing

With neutral décor and contrasting wooden balustrades to the stairs, decorative coving, a single panel radiator and spotlights. Provides access into three bedrooms and the family bathroom.



Master bedroom

The beautifully presented, light and airy master bedroom, has modern décor, decorative coving, a large, walk-in wardrobe/dressing room and a uPVC double glazed window overlooking the front of the property, with a double panel radiator below and access into the ensuite.

Master ensuite

A contemporary ensuite shower room with suite briefly comprising; Corner shower cubicle with curved glass doors, a mixer shower with rainfall showerhead, a pedestal sink with mixer tap and push button flush toilet. The ensuite features part tiled walls, tiled flooring, a uPVC double glazed frosted glass window, spotlights, an extractor fan and a towel heating radiator.

Bedroom two

A second well presented, light and spacious double bedroom, with a uPVC double glazed window overlooking the rear, with a double panel radiator below. There is modern décor, chandelier lighting and decorative coving.

Bedroom three

A generously proportioned third bedroom, with neutral décor, a uPVC double glazed window overlooking the rear of the property with a single panel radiator below. There is wood effect flooring and decorative coving.

Externally

To the front of the property, the block paved driveway provides off-road parking for two cars, to the rear, the property has an enclosed, low maintenance rear garden with a patio area and an elevated lawn area, which is walled around, with gated access to the side.

TENURE

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

COUNCIL TAX BAND C

EPC A



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NOTE

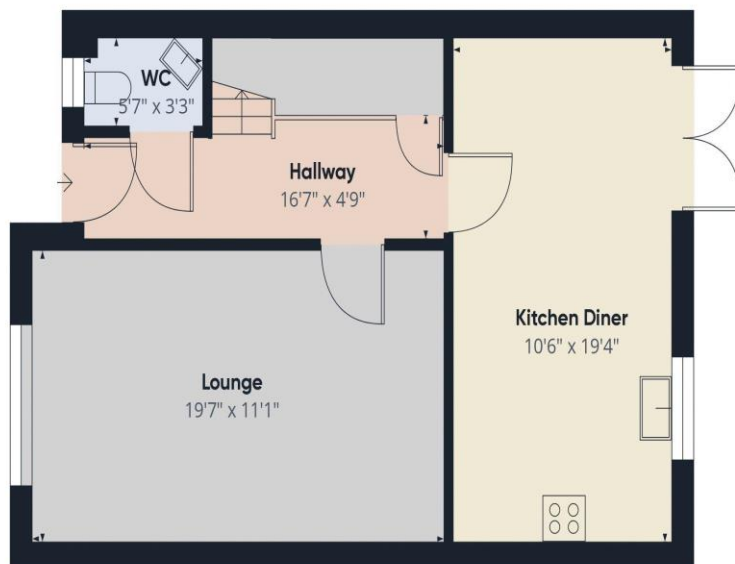
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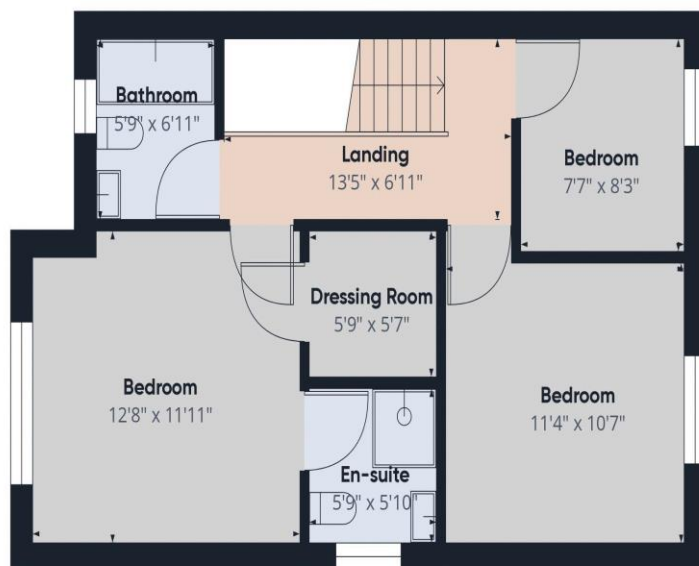
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Ground Floor

Approximate total area⁽¹⁾
1062.48 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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