



**Tastefully decorated and well presented throughout**

**Five minute drive to town centre and harbour**

**Kitchen with oak units and integrated appliances**

**Drive and low maintenance garden front and rear**

**Garage with additional storage area**

**Highly sought-after area of Whitehaven**

**Lovely lounge with large bay window**

**Large utility offering versatility**

**Well-maintained bathroom suite**

**Versatile living space**

Bungalows seem to be in short supply these days especially ones that are detached, in great condition and in such a fabulous location. This lovely bungalow is located on a highly sought-after road within Whitehaven and a five minute drive, putting you in the heart of the town, where you can enjoy attractive walks around the marina. The property has been well cared for by the current owners and is now ready for new owners to call it home. Backed by open countryside the garden feels private and a lovely place, in which to enjoy the sun or spend time with friends and family. There is a driveway to the front and a garage with an electronic door and side door which leads to a handy storage area. Stepping inside the property you will find yourself in the hallway, which leads to the lovely lounge with an attractive fireplace and a large bay window which looks out to the front. The kitchen has clearly been lovingly maintained and has integrated appliances and oak units. Off the kitchen you will find a large utility room which currently doubles as a home office and could be used for a variety of purposes as your needs require. The two double bedrooms are tastefully decorated and the wardrobes in each room can be included in the sale. The bathroom, just like the rest of the property, is in excellent condition. To fully appreciate this lovely home and all it has to offer please contact the office and we will arrange a viewing.

## ACCOMMODATION

### Hallway

This well presented, L-shaped hallway is accessed by a uPVC door with an oval frosted panel. The hallway features decorative coving, a handy power point, a useful cupboard and provides access to the lounge, kitchen, both bedrooms and the bathroom.

### Lounge

A beautifully presented room, with a coal effect gas fire which is currently used, just for show, set on a marble hearth with feature spotlights set within the surround, either side of the fireplace there is wall mounted lighting. The lounge boasts a uPVC double glazed bay window, with views looking out to the front with a radiator neatly set below.

### Kitchen

The kitchen has been lovingly maintained and incorporates a range of oak wall and base units with a complementary worktop and attractive, cottage style, tile splash back's. There is a built-in electric oven, with a separate induction hob and an extractor fan in place above, an integrated fridge, a washing machine, a 1.5 sink with drainer board and mixer tap, set below a uPVC double glazed window with lovely views over the rear garden and field beyond. There is a radiator, decorative coving and plenty of space for a dining table and chair set, there is a door which leads through to the utility room.

### Utility room

A spacious and rather versatile room, which is currently used not only as a utility, but as a home office. The room could be used for a variety of purposes to suit your individual needs. There is a radiator, two uPVC double glazed windows and a half glazed uPVC door which leads out to the exterior.

### Bedroom one

This lovely, double bedroom boasts a five-door wardrobe with built-in drawers and spotlights which can be included in the sale. The tastefully decorated room has decorative coving, a radiator, and a uPVC double glazed window with views out to the front.



## Bedroom two

Another well presented double bedroom boasting a ten-door wardrobe which can be included in the sale and provides fantastic storage. A radiator provides plenty of warmth and the uPVC double glazed window enjoys a pleasant outlook over the garden.

## Bathroom

This modern bathroom suite comprises of a P-shaped bath with matching curved glass screen, mixer tap, and shower attached. The bath also has an additional pull-out shower. There is a toilet, pedestal hand wash basin with mixer tap, chrome heated towel rail and a radiator the bathroom has fully tiled walls and a uPVC double glazed frosted window.

## Garage

The spacious garage has an electronic up and over door as well as a pedestrian door to the right-hand side, where there is an excellent storage area. The garage has lighting, power points and having a pitched roof there is additional storage in the roof space. The combi boiler can also be found in the garage.

## Exterior

At the front of the property there is a well-maintained driveway which provides off-street parking and leads to the garage. There is also a low maintenance gravel bed which is ideal for potted plants. At the rear there is a generously sized garden designed for easy maintenance. There is a lawn area and gravel bed which leads up to a seating area. There are a variety of shrubs and plants providing a splash of colour and the garden is fenced around making it suitable for anybody with children or grandchildren. Being backed by open countryside and not overlooked, the garden is a lovely place in which to enjoy the sun.

## TENURE

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

## COUNCIL TAX BAND C

## EPC TBC



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## Mortgages

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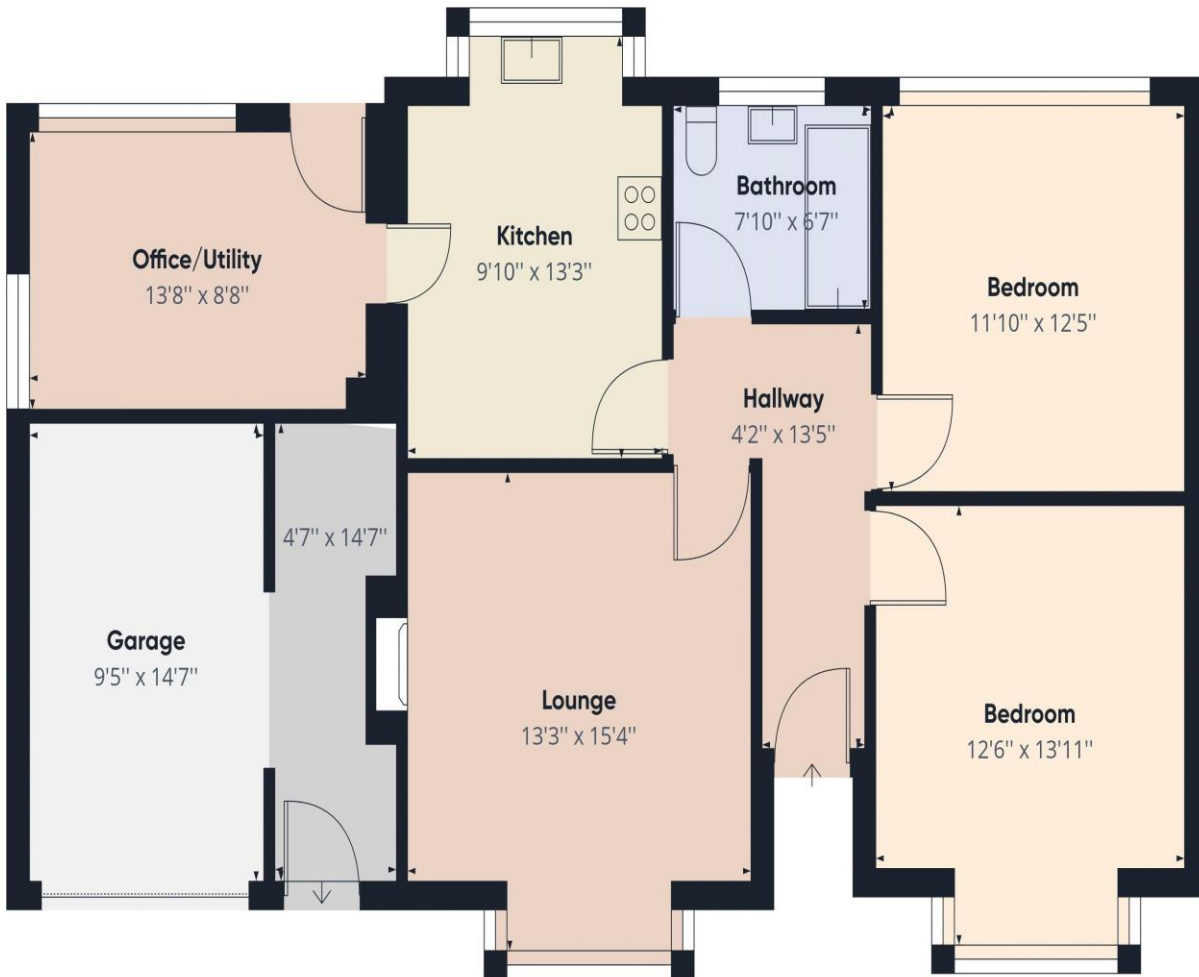


## NOTE

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.







Approximate total area<sup>(1)</sup>  
1092.74 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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