



Stylish kitchen with integrated appliances and French doors

Located in a sought-after, attractive development

Light and airy lounge with dual aspect windows

Eye-catching bathroom plus downstairs WC

Block paved driveway for two cars

Offered for sale with no forward chain

Built by an award-winning developer

Three well presented bedrooms

Pleasant outlook, both front and rear

Spacious L-shaped garden to the rear

Offered for sale with no forward chain, and located on an attractive, sought-after development, is this fabulous three-bedroom home. Built by the award-winning developer Story Homes, the property is an excellent choice for a professional couple or a family. The development is just a short drive to Whitehaven town centre, and there are numerous schools within a short driving distance. Also not far away is the long sandy beach of St Bees where pleasant walks are to be enjoyed. The property has been well cared for, and much of it has just been recently redecorated. Stepping inside you'll find yourself in the hallway, which leads through to the lovely lounge. The lounge has plenty of natural light, with dual aspect windows. Beyond the lounge you will find the modern kitchen/diner, which boasts integrated appliances and French doors that lead out onto the patio area of the rear garden. Also on the ground floor, you will find a stylish WC. Heading up to the first floor, the landing leads to all three bedrooms and the bathroom. All the bedrooms have plenty of natural light and are neutrally decorated. The family bathroom is in great condition, with stylish tiling and suite. Externally, the property benefits from a block paved driveway which provides off-street parking for two cars. The garden is certainly of a generous size, being L-shaped and offering plenty of space. There is a patio area, decked area, and a spacious lawn. The garden is ideal for barbecue's or for children to run around and play. To fully appreciate all this home has to offer you, please contact the office to arrange a viewing.

ACCOMMODATION

Hallway

The hallway is accessed via a composite door with stylish, frosted glass panels allowing in plenty of natural light into the hallway. You will find stylish flooring, a handy double socket, and a radiator. The hallway provides access to the lounge, WC and there are stairs to the first floor landing.

Lounge

This well presented room has lots of natural light, with dual aspect uPVC double glazed windows. The room benefits from a TV and phone point, with connections for a flatscreen, wall mounted TV. The room benefits from a double panel radiator, which is neatly placed below one of the windows. A door provides access through to the open plan kitchen and diner.



Kitchen/diner

The stylish kitchen incorporates a range of wall and base units with a complementary worktop and matching up stands. There is a built-in AEG electric oven, with a separate gas hob, stainless steel splash backs and a stainless steel extractor canopy above, with built-in lighting. For convenience, the kitchen boasts an integrated fridge freezer, dishwasher and washing machine. There is a 1.5 stainless steel sink with draining board and mixer tap, positioned below a uPVC double glazed window, that looks directly out onto the rear garden. There is additional, natural light provided by the uPVC French doors, which have fitted blinds, and open out to the patio area of the garden. The dining area has plenty of space for a table and chair set, a TV point, a radiator, and a door that opens to an under stairs storage cupboard. There is plenty of light, with two sets of ceiling lights, one above the kitchen and one above the diner, with additional feature, under cupboard lighting as well as kick board lighting.



WC

The stylish WC comprises of a toilet and pedestal hand wash basin, with mixer tap and attractive, partially tiled walls. The room benefits from a radiator, an extractor fan, and a uPVC double glazed frosted window.

First floor landing

The landing provides access to all three bedrooms, the bathroom and the loft and benefits from a double socket and a storage cupboard.



Bedroom one

A well presented double bedroom, benefiting from stylish, flooring and power points, on one wall, which could be used for a flatscreen, wall mounted TV. The room has a radiator and enjoys a pleasant outlook to the front, by the uPVC double glazed window.

Bedroom two

A second, well presented double bedroom with a radiator and a uPVC double glazed window, which has an attractive outlook across Whitehaven.

Bedroom three

The third bedroom would make an ideal dressing room or home office if desired. There is a radiator and a uPVC double glazed window, with a pleasant outlook to the front.

Bathroom

The stylish and modern bathroom suite comprises of a bath with glass screen, mixer tap and shower above, the control is set on a tile surround, a toilet and pedestal hand wash basin with mixer tap. The walls are partially tiled and there is a radiator, an extractor fan, and a uPVC double glazed frosted window.

Exterior

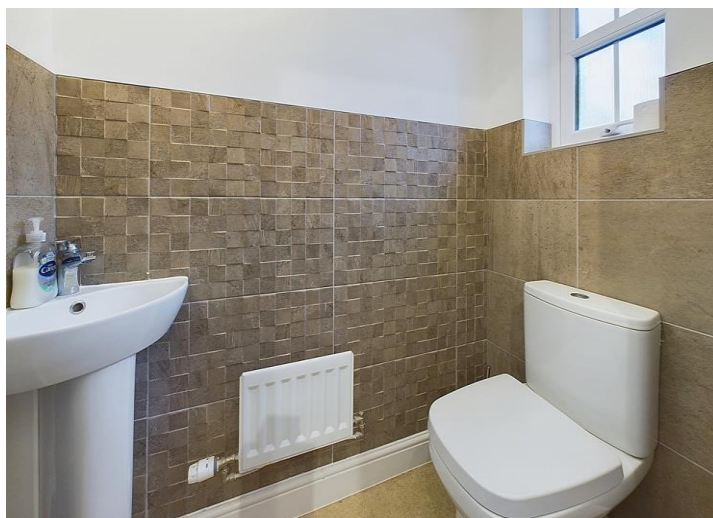
At the front of the property your attention will be drawn to the block paved driveway, which provides off-street parking for two cars. At the rear, there is a generously sized garden which extends around the right-hand side of the property, where you will find a spacious decked area, large lawn and a handy garden shed. The garden is securely fenced around and would be ideal for anybody with young children or pets.

TENURE

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

COUNCIL TAX BAND B

EPC B



LOW FEES, LOCAL EXPERTISE

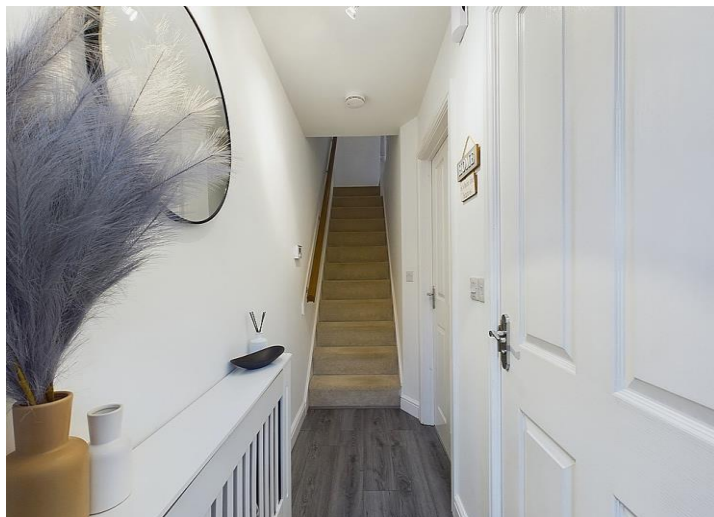
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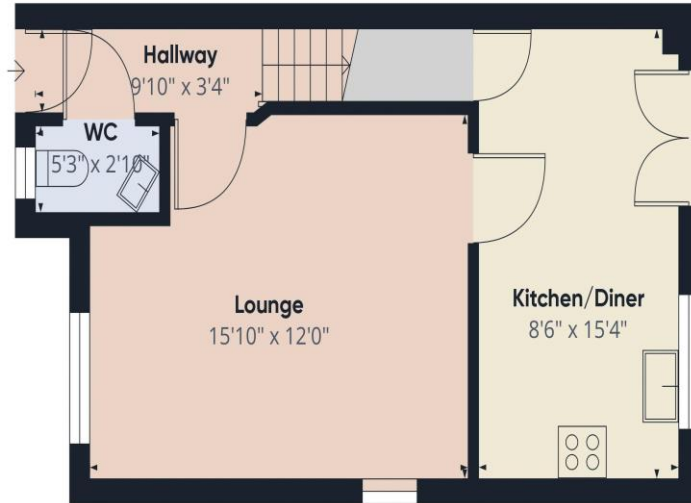
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NOTE

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



Floor 1



Approximate total area²
729.45 ft²

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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