



Stunning, open plan, kitchen lounge and dining area

Benefits from a utility room and downstairs WC

Four bedrooms including a large master bedroom

Pleasant garden which gets the sun all day

Spacious, extended, family home

Beautifully presented sitting room

Lovely spacious bathroom suite

Large driveway and garage

This beautifully presented, four bedroom, semi-detached home is located on one of the most popular streets in Whitehaven. This property has been substantially extended over the years, not only to create a fourth bedroom but also a stunning open plan kitchen/lounge and dining area. Throughout the property has lots of charm and is a superb example of a lovely family home. Living on Victoria Road is certainly convenient as the nearby A595 provides excellent transport links to nearby schools, Whitehaven town centre and also other surrounding areas. The property has a lovely hallway, beautifully presented sitting room with a feature fireplace and the aforementioned open plan kitchen/lounge and dining area with the kitchen boasting integrated appliances and the lounge has a multi-fuel stove. The dining area also benefits from French doors which open out to the garden. Downstairs the property has a separate utility room and a handy WC. To the first floor there are four generously sized bedrooms including a very large master bedroom. The lovely four piece family bathroom is also conveniently located by the bedrooms on the first floor. Externally there is a large driveway to the front of the property providing off street parking for multiple vehicles. At the rear of the property the garden, which gets the sun throughout the entire day, has a spacious decked area ideal for entertaining and also a lawn, ideal for the children to play. This property has an incredible amount to offer and viewing is highly recommended.

ACCOMMODATION

Hallway

Entered through a uPVC door with double glazed frosted glass and frosted side panels. There is laminate flooring, an under stairs storage cupboard, phone and power point. There is a single panel radiator and provides access to the sitting room, open plan kitchen/lounge/diner and stairs leading to the first floor landing.

Sitting room

A beautifully presented room boasting a large uPVC double glazed bay window flooding the room with natural light. The spacious room has an eye catching open fire place with attractive tiled surround and there is decorative coving, laminate flooring and a curved, single panel, radiator below the window.



Open plan kitchen/lounge and diner

Kitchen area

This stunning kitchen incorporates a range of wall and base units, a complementary worktop including a granite worktop with feature pendent lights above, a built in AEG electric oven, separate induction hob, attractive tiled splash back and a stainless steel extractor canopy is in place above. The kitchen boasts a wine cooler and dishwasher for convenience. A 1.5 sink with drainer board and designer mixer tap is set below a uPVC triple glazed window. There are ceiling spotlights, tiled flooring and an under stairs storage cupboard. The kitchen opens to the lounge and also leads to the utility room.

Lounge area

This beautiful area of the home boasts a multi-fuel stove set within the chimney breast and placed on a tiled marble hearth. The room has decorative coving, laminate flooring and a TV point. Opens to the dining area.

Dining area

This versatile space could be used as a dining area, play area or TV area as preferred. There is decorative coving, laminate flooring and uPVC French doors with side windows that open out to the rear garden and floods the room with natural light.

Utility room

The utility room benefit from a wall unit, a base unit, worktop, plumbing for a washing machine and space for a tumble dryer. There is tiled flooring, a double panel radiator and a uPVC double glazed window. Leads to the WC whilst a uPVC door leads out to the garden.

Downstairs WC

This handy downstairs WC has a toilet, a pedestal hand wash basin and tiled flooring.



First floor landing

This split level landing provides access to all the bedrooms and the family bathroom.

Master bedroom

A large double bedroom with decorative coving, a double panel radiator and benefits from a uPVC double glazed window and a uPVC triple glazed, one to the front and one to the rear of the property with views towards the Solway Firth. The master bedroom also boasts a large cupboard/wardrobe.

Bedroom two

A double bedroom with a single panel radiator below a uPVC double glazed bay window.

Bedroom three

A double bedroom with a built in cupboard, a double panel radiator and a uPVC double glazed window enjoying a pleasant outlook.

Bedroom four

A versatile fourth bedroom that could be used a home office or dressing room. There is a single panel radiator and a uPVC double glazed window.

Bathroom

This lovely bathroom comprises of a oval bath with central mixer tap, a walk in shower cubicle with twin sliding doors and both monsoon and handheld shower heads. There is a toilet and a hand wash basin with mixer tap placed over a vanity unit. There is a built in airing cupboard housing the Baxi combi boiler, a designer towel rail, fully tiled walls and a uPVC triple glazed frosted glass window.

Exterior

At the front of the property there is a substantial drive providing off street parking for numerous cars and is hedged around providing privacy. To the rear of the property there is a generously sized garden with a spacious decked area, a well maintained lawn and is fenced/hedged around.

Garage

The L shaped garage has space for a work station. There are handy power points and lighting.

TENURE

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

COUNCIL TAX BAND B

EPC D



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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.





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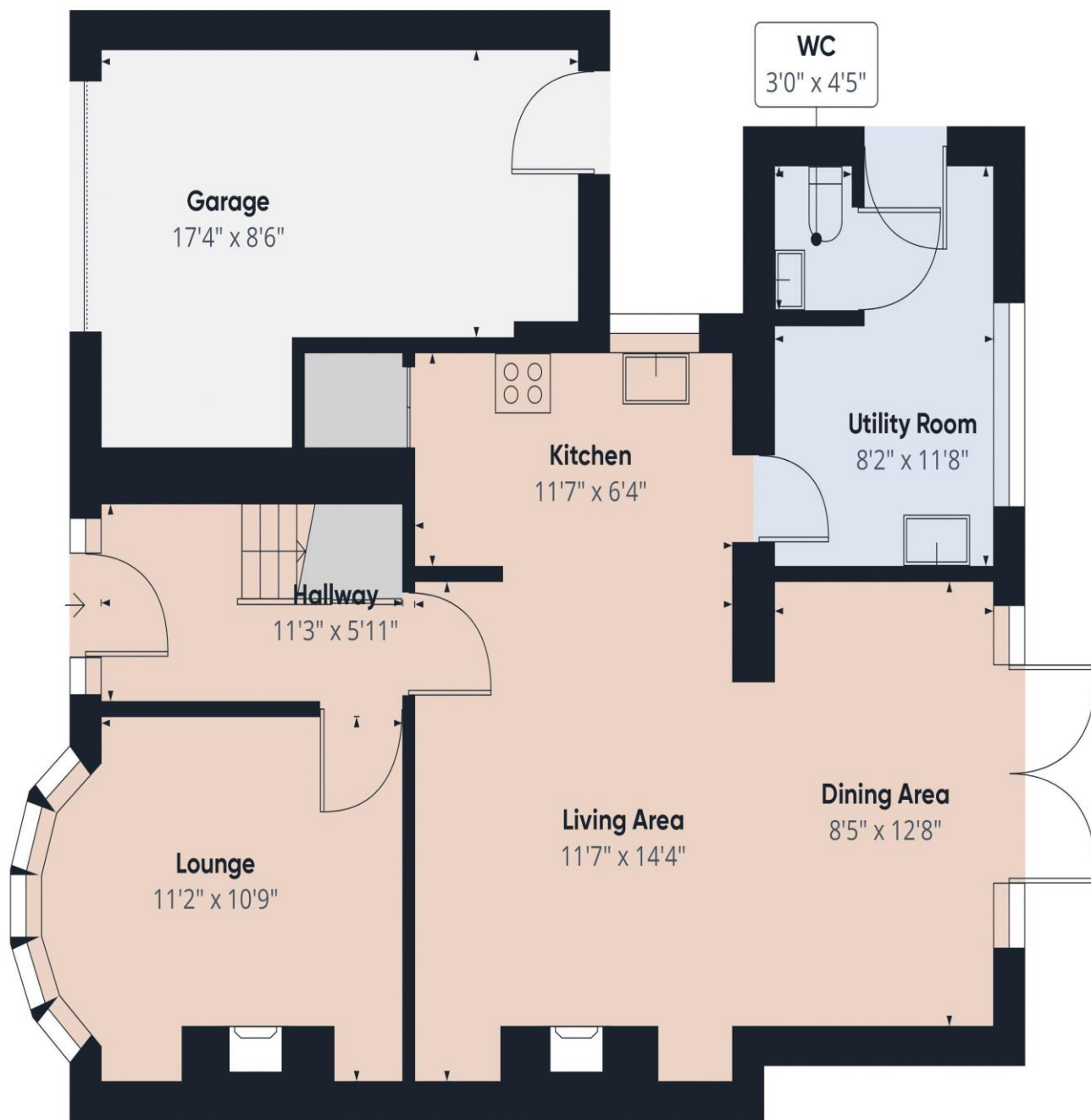


Approximate total area⁽¹⁾
856.5 ft²

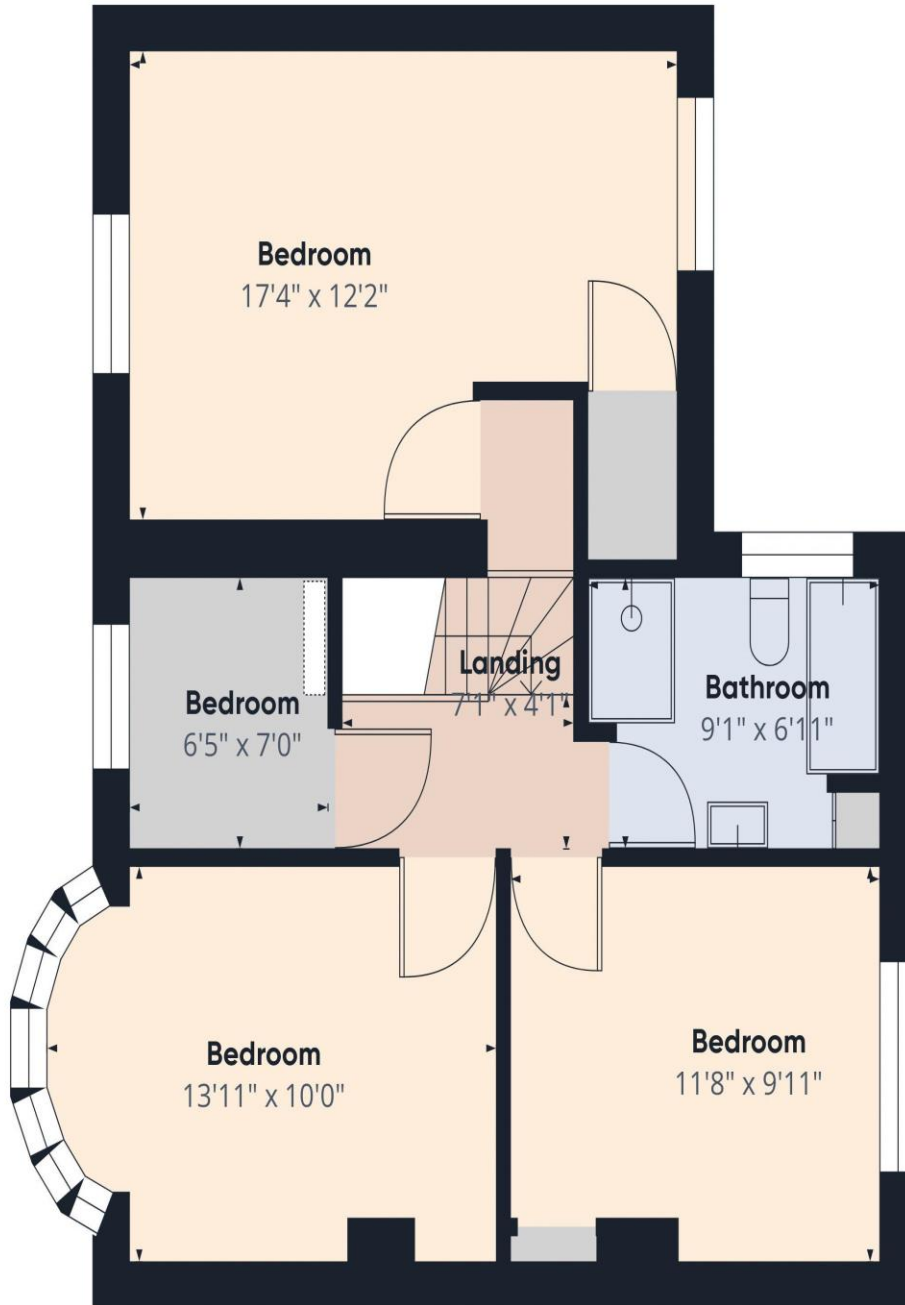
Excluding balconies and terraces

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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Ground Floor



Floor 1

Approximate total area¹⁾
593.01 ft²

Excluding balconies and terraces

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