



Lovely, quiet, private estate with easy access to the town centre

Wrap around gardens, driveway and garage

Large, open plan, lounge diner with patio doors to the garden

Stunning, detached, family home

Stylish, modern, kitchen with integrated appliances

Four double bedrooms

Separate fitted utility room and useful downstairs WC

Easy access to neighbouring towns

Stunning, modern, family bathroom and en-suite

Close to popular local schools

A beautifully presented, spacious, detached, family home. Situated in a quiet cul-de-sac, on a lovely private estate with no through road, on the outskirts of Whitehaven and within walking distance of Whitehaven hospital. Local schools are also within easy reach and the nearby A595 provides excellent transport links to Whitehaven town centre, its wide range of amenities and picturesque harbour as well as ST, Bees, Egremont and Workington. The property has been beautifully maintained by its current owners and boasts versatile living space with the accommodation briefly comprising of: entrance hall, open plan lounge diner, stylish kitchen with integrated appliances and fitted utility room as well as a useful home office and downstairs WC. To the first floor there are four, well presented, generous double bedrooms which all benefit from fitted furniture with the master bedroom boasting beautiful modern fitted furniture and a stylish en-suite shower room. The stunning modern family bathroom is conveniently located between the bedrooms on the first floor. Externally the property enjoys wrap around gardens which incorporates a large driveway, suitable for up to five cars and leads to the garage. There is a well maintained front lawn and patio area, which continues to wrap around the side of the property and to the rear where beautiful screens lead to a second patio area and low maintenance artificial lawn. You will also find steps to an elevated rear decking area with mature shrubs and trees to the borders, creating several seating and entertaining options. Viewing is essential to appreciate the space on offer and the location of this lovely family home.

ACCOMMODATION

Entrance hall

Entered through a beautiful modern wood effect composite door with a frosted glass side light. The spacious entrance hall has lovely modern décor which is complemented by the grey oak Karndean flooring. There is a double panel radiator and decorative coving to the ceiling.

Lounge diner

A beautifully presented, light and spacious, open plan lounge diner with a central archway defining the different areas. To the lounge area there is a feature gas fire set into a marble hearth and insert with modern wooden surround, decorative coving to the ceiling, a uPVC double glazed window overlooking the front of the property and providing plenty of natural light with a double panel radiator below and a secondary uPVC double glazed window to the rear. To the dining area, which has ample space for a large table and chair set, there is a uPVC double glazed window with a double panel radiator below, modern décor and decorative coving to the ceiling. The real feature of this room are the lovely uPVC double glazed patio doors which flood the area with natural light and provide access into the garden making this a perfect space for entertaining.

Kitchen

A stunning, stylish, modern kitchen. With a range of beautiful, contemporary, handleless high gloss wall and base units with contrasting wood effect work surfaces, matching end panels, kick boards and up stands. With integrated appliances including: a full height fridge, a built in, self cleaning, double electric oven with warming drawer, a self cleaning single oven which can be used as a microwave if desired and a dishwasher. There is a 1.5 composite sink and drainer unit with mixer tap, an induction hob, modern glass splash back with a black and stainless steel extractor hood in place above. For your convenience there is a recycling point integrated into the units. Featuring under cabinet lighting, pelmet lighting and spotlights to the ceiling, you will also find a useful built in storage cupboard, wall mounted towel heating radiator, modern décor and Karndean flooring. Providing access into the utility room.

Utility room

A beautifully fitted utility room with cabinets to match the kitchen, one of which discreetly houses the Baxi combi boiler. There is open shelving and raised appliances with storage drawers below. There is an integrated freezer, storage cabinet, spotlights and decorative coving to the ceiling. There is the lovely Karndean flooring, a single panel radiator and a composite door with frosted glass leading out onto the side of the property.



Office

A useful and versatile second reception room, currently used as an office, this would also make a great playroom hobby room or den. There is modern neutral decor, a uPVC double glazed window with a single panel radiator below and decorative coving to the ceiling.

Downstairs WC

Useful for family life the additional downstairs facilities incorporates a pushbutton flush toilet and wall mounted rectangular wash basin with mixer tap. There is a uPVC double glazed frosted glass window, wall mounted anthracite towel heating radiator, Karndean flooring and decorative coving to the ceiling.

First floor landing

A spacious galleried landing area which provides access into the four double bedrooms and the family bathroom. There is a single panel radiator and large built in storage cupboard with double doors.

Master bedroom

This stylish master bedroom incorporates a beautiful range of fitted furniture with remote controlled hydraulic lifting cabinets above the bed and incorporating spotlights below. There is also open shelving with built in bedside cabinets and additional full height built in modern wardrobes with fitted drawers. A uPVC double glazed window overlooks the front of the property with a double panel radiator below, beautiful modern décor, decorative coving to the ceiling and wood effect Karndean flooring.

Master en-suite

A stylish and modern en-suite shower room. Suite briefly comprising of: walk in shower cubicle with electric shower and sliding glass door, a hand wash basin with mixer tap built into a high-gloss vanity unit with a push button flush toilet, beautiful concrete effect boarding to the walls, wall mounted LED mirror with digital timer display, a uPVC double glazed frosted glass window, panels to the ceiling and an extractor fan.

Bedroom two

A second, well presented, double bedroom boasting fitted floor to ceiling wardrobes with fitted drawers and open shelving. There are two uPVC double glazed windows providing plenty of natural light and a fitted desk to match the wardrobes. You will find beautiful modern décor, decorative coving to the ceiling and a double panel radiator.



Bedroom three

A third, spacious, double bedroom. Also featuring useful fitted furniture including a two door fitted wardrobe, a desk with drawers and cabinets below with open shelving. There is a uPVC double glazed window with a single panel radiator below, immaculate neutral décor and decorative coving to the ceiling.

Bedroom four

a generously proportioned fourth double bedroom, boasting modern fitted full height wardrobes, two uPVC double glazed windows providing plenty of natural light, a single panel radiator, immaculate modern décor and decorative coving to the ceiling.

Family bathroom

The stunning family bathroom incorporates a luxury bathing area with a large deep fill double ended bath with mixer tap and modern surround with spotlights to the ceiling. A mixer shower is placed above the bath with a bi-folding glass door set onto a platform with LED lights. You will find a modern wall mounted wash basin with a mixer tap, a push button flush toilet, a vertical column style towel heating radiator and a built in mirrored bathroom cabinet. Sleek modern PVC boarding to the walls, Karndean flooring, a uPVC double glazed frosted glass window and an extractor fan.

Externally

The property continues to impress on the outside, with a large paved driveway providing ample off road parking for up to five cars and is ideal for anyone with a caravan or motorhome. The driveway leads to the single garage situated at the side of the property. The beautifully maintained gardens wrap from the front of the property around to the side, where there is a resin patio area with a sunken fire pit and beautifully maintained lawn. Continuing around the side and to the rear of the property you will find beautiful fitted screens, providing a private patio area with artificial lawn and steps to a rear raised decking area. There are mature shrubs and trees to the rear of the garden creating a lovely space to entertain friends and family.

Tenure

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

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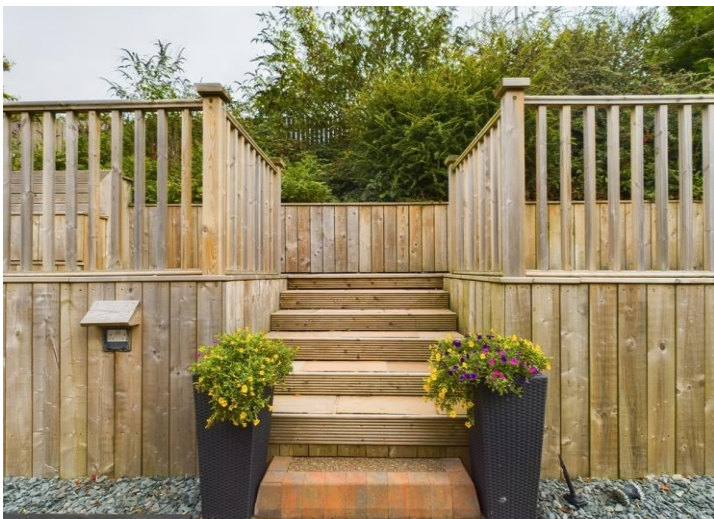
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NOTE

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.

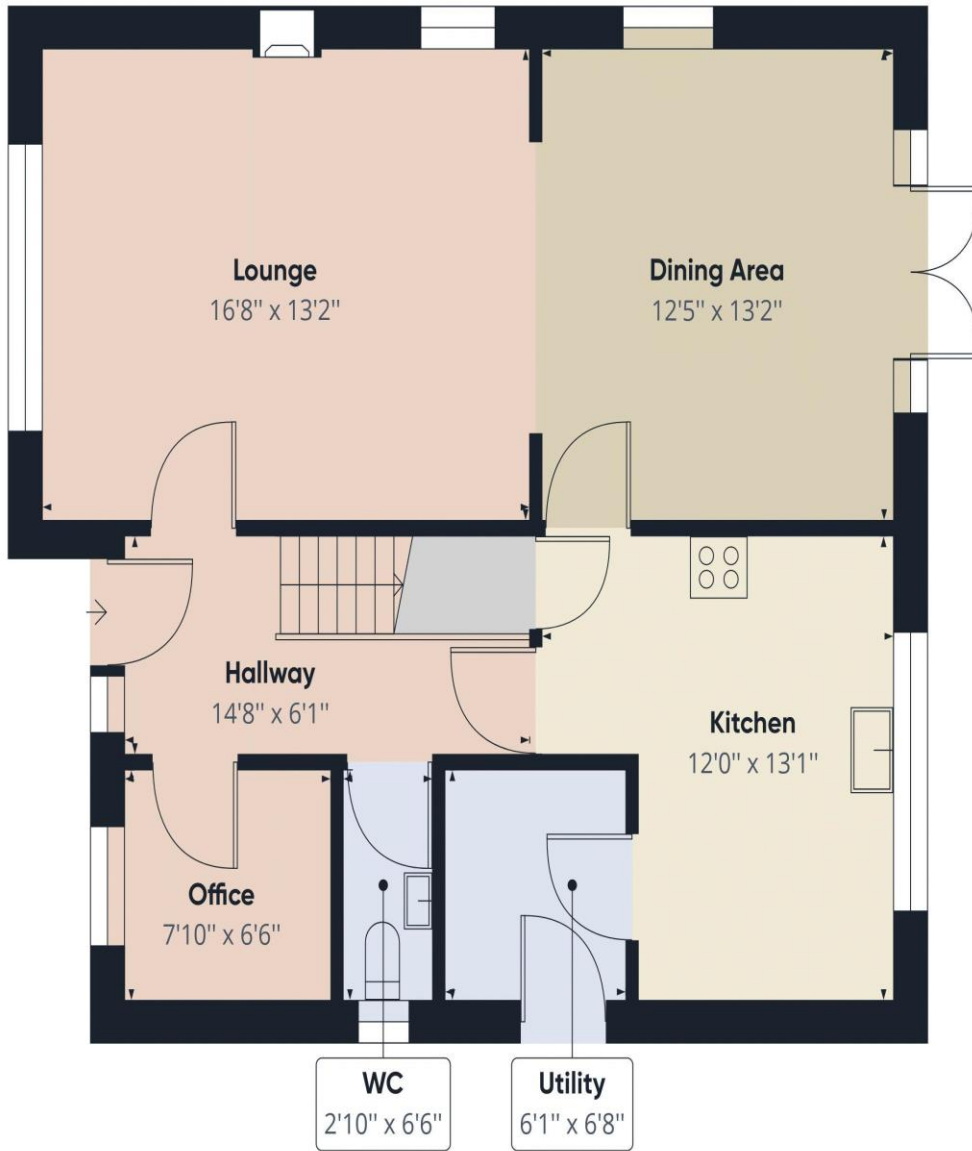






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Ground Floor

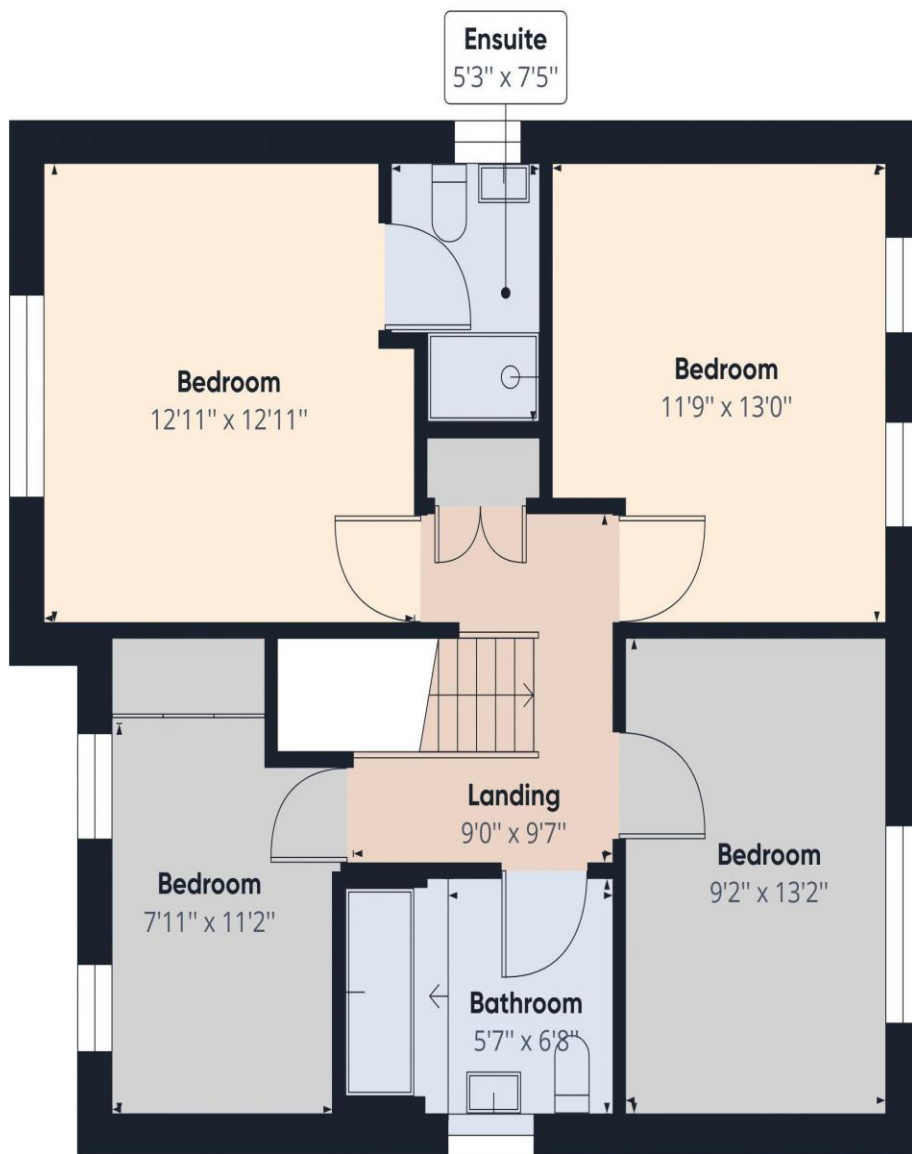


Approximate total area⁽¹⁾
751.00 ft²

(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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Approximate total area⁽¹⁾
696.13 ft²

(1) Excluding balconies and terraces

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Floor 1