



**Substantial detached family home**

**Breakfast kitchen and separate utility**

**Lovely raised rear balcony from the lounge**

**Modern family shower room plus downstairs WC**

**Walking distance to the town and to local schools**

**Offered with no forward chain**

**Five good size bedrooms**

**Sought after location**

**Stunning elevated views**

**Two generous reception rooms**

**Wrap around gardens on a very large plot**

**New roof and boiler installed in 2020**

There's always that one house on the street that everyone knows and is curious about. Introducing 41 Leathwaite, this substantial, five bedroom family home occupies a very large plot and offers large wrap around gardens, with plenty of space both inside and out. This really is an ideal family home. Set in a prominent position, in a quiet cul-de-sac within a highly sought after area of Whitehaven, which has always been popular with families. The nearby A595 provides excellent transport links to surrounding areas, with the town centre being reached in just a three minute drive. Numerous schools are also within easy reach, making this an excellent choice for families. The accommodation briefly comprises, large entrance hall, spacious dining room, light, and airy dual aspect lounge diner, which has patio doors leading onto the rear balcony, perfect for enjoying the view and entertaining friends and family. There is a good size kitchen diner, with separate utility room and a downstairs WC. To the first floor, there are five good size bedrooms and a contemporary, modern, family shower room. Externally the property enjoys a lovely, raised rear balcony and a separate walled rear terrace on a lower level, with useful storage area, there are well maintained lawns which wrap around the property and the large sweeping driveway provides off road parking for multiple cars. Viewing is highly recommended to appreciate the space on offer, in this fantastic family home.



## ACCOMMODATION

### Entrance hall

Entered through a modern, uPVC double glazed door, with frosted glass panels and two floor to ceiling frosted glass side lights, providing plenty of natural light, the spacious hallway has modern, wood effect flooring, a single panel radiator and open under stairs storage, there is decorative coving to the ceiling and provides access into the dining room, kitchen and lounge diner.

### Dining room

The former garage space has been used to create this fantastic, versatile, second reception room, currently used as a large family dining room. There is decorative coving to the ceiling, wood effect flooring, a uPVC double glazed window, overlooking the front of the property with a double panel radiator below.

### Lounge diner

A spacious, light, and airy open plan lounge diner. To the lounge area is a fireplace with marble inset and hearth and decorative wooden surround. There is decorative coving to the ceiling, a handy TV point and a uPVC double glazed window, overlooking the front of the property, with a double panel radiator below. To the dining area, there is a single panel radiator, uPVC double glazed sliding patio doors, which lead out onto the rear balcony, offering spectacular views across Whitehaven, making it the perfect place for entertaining friends and family.

### Kitchen diner

The contemporary kitchen diner, has a range of wood effect wall and base units with contrasting work surfaces, a 1.5 stainless steel sink and drainer unit with mixer tap, a built in electric oven with electric hob set into the worktop and an integrated extractor hood above. There is a useful breakfast bar area with additional cabinets below and a small double panel radiator, decorative coving to the ceiling, tile effect flooring, a uPVC double glazed window with breathtaking views and a uPVC double glazed door that leads into the rear utility.

### Utility

The handy utility offers further storage, plumbing for a washing machine, tile effect flooring and a uPVC double glazed frosted glass door, leading out onto the rear of the property, with access into the WC.





### **Downstairs WC**

A useful downstairs WC with toilet and a uPVC double glazed window with frosted glass.

### **First floor landing**

The spacious landing has loft access to the ceiling, neutral décor, decorative coving and provides access into five bedrooms, four of which are double and the family bathroom, with a useful airing cupboard.

### **Master bedroom**

This lovely, light and spacious double bedroom features a range of fitted wardrobes with mirrored doors, and over bed fittings, built in dressing table, decorative coving to the ceiling and a uPVC double glazed window, overlooking the front of the property with a single panel radiator below.

### **Bedroom two**

This lovely, sunny bedroom, situated at the rear of the property, possibly enjoys the best view in the house. With views over Whitehaven and the sea the uPVC double glazed window floods the room with natural light, with a single panel radiator neatly placed below, there is modern decor and decorative coving to the ceiling.

### **Bedroom three**

A third, well proportioned, well presented double bedroom with neutral decor, a uPVC double glazed window, with views overlooking the front of the property, with a single panel radiator below and decorative coving to the ceiling.

### **Bedroom four**

Situated at the rear of the property, the fourth double bedroom also enjoys spectacular views to the rear from the uPVC double glazed window, with a single panel radiator below and decorative coving to the ceiling.

### **Bedroom five**

Currently used as the home office, this well proportioned, single bedroom benefits from a built in, over stairs storage cupboard, decorative coving to the ceiling, a uPVC double glazed window overlooking the front of the property and a single panel radiator.





### **Family shower room**

The modern, contemporary, family shower room boasts a large wood effect vanity unit with complementary countertop, sunken sink and mixer tap, with fitted mirror above, a pushbutton flush toilet, a large walk in shower cubicle with suspended mixer shower and wall mounted showerhead, glass shower screen, fully tiled walls, tiled flooring, uPVC panelling and spotlights to the ceiling. The bathroom also features a wall mounted chrome towel heating radiator a bidet and a uPVC double glazed frosted glass window.

### **Externally**

The property enjoys a lovely, raised rear balcony and a separate walled terrace on a lower level, with a useful storage area. There are well maintained lawns which wrap around the property and the large sweeping driveway provides off road parking for multiple cars.

### **TENURE**

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

### **COUNCIL TAX BAND D**

### **EPC TBC**

### **LOW FEES, LOCAL EXPERTISE**

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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.





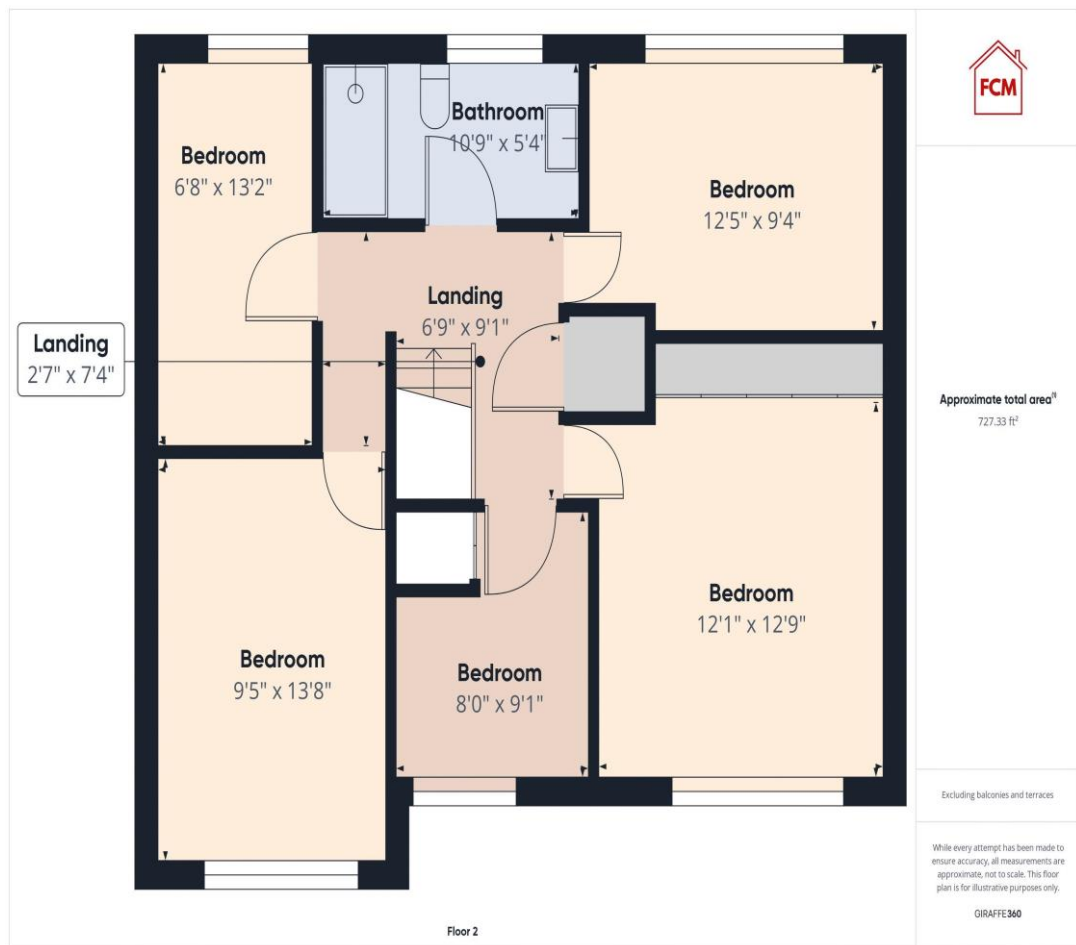


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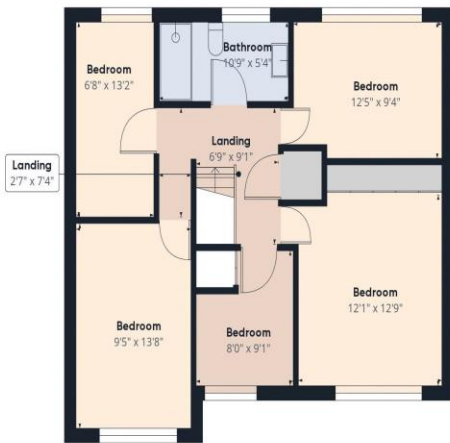




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>18</sup>  
1673.29 ft<sup>2</sup>

Reduced headroom  
13.57 ft<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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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