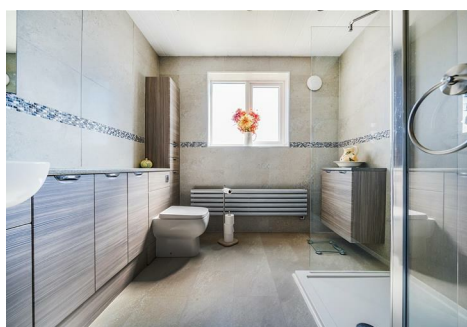




6 Ruskin Drive, Whitehaven, CA28 6TB

£360,000

Impressive 5 Bedroom Detached Dormer Bungalow in One of Whitehaven's Most Desirable Locations.

Occupying a generous plot in one of the most sought-after areas of Whitehaven within walking distance to Jericho school, St. Benedict's school and Whitehaven Academy, this substantial detached dormer bungalow offers an exceptional opportunity for families or those looking to upsize in style. Set back from the road, the property benefits from ample off-road parking, a large garage, and an additional car port, ideal for multiple vehicles or those needing extra storage.

Inside, the home is beautifully presented throughout, featuring a stylish, well-equipped kitchen, a modern family bathroom, and a spacious lounge perfect for entertaining or relaxing. With 5 bedrooms, the flexible layout offers plenty of room for growing families, homeworking, or guest accommodation. This is a rare opportunity to secure a versatile and generously proportioned family home in a premier location.

THINGS YOU NEED TO KNOW

The property is Freehold and offers Main Gas, Electric, Water and Drainage Supplies.

ENTRANCE

A grand welcome into the spacious hallway, with stairs to the first floor landing. Karndean flooring and access to:

LIVING ROOM

22'11" x 15'2" (7.01 x 4.64)



Family sized and beautifully presented. The living space is a great area for unwinding with your family in an evening or relaxing through the day - the living room has a lovely flow of natural light from the large front aspect double glazed window, log effect gas fire and karndean flooring.

KITCHEN/DINING ROOM

21'9" x 14'1" (6.65 x 4.30)



Storage in abundance, this extensive range of wall and base units offers ample space for all your kitchen needs offering a range of integral appliances and incorporates a handy breakfast bar whilst still allow ample room for an additional dining table for those with larger families or who simply love to entertain. Twin double glazed rear aspect windows and a uPVC double glazed door allows for easy rear access to the garden/ car port and garage.

BEDROOM 3

13'11" x 10'0" (4.25 x 3.05)



Tastefully decorated, rear aspect ground floor Double Bedroom with fitted wardrobes.

BATHROOM



With considerate configuration, the ground floor main bathroom allows space for a double shower cubicle, W.C and wash hand basin whilst incorporating several storage units to keep all those bathroom essentials. Fully tiled walls and flooring allows for easy upkeep.

BEDROOM 5

14'0" x 6'10" (4.27 x 2.10)



Whether its a fifth bedroom, craft room, play room or home office that you require... this is the perfect space to use as you wish, used by our current owners as a craft room.

BEDROOM 4

14'0" x 9'2" (4.27 x 2.80)



Ground floor master bedroom facing to the front of the property and access to:

SUNROOM

11'6" x 9'11" (3.51 x 3.04)



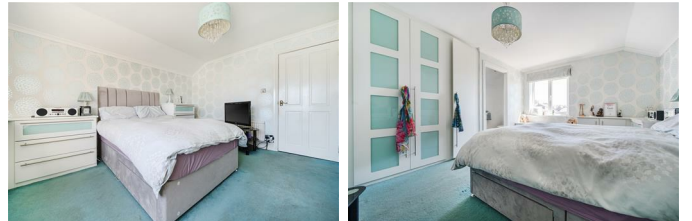
A pleasant extension to this superior property making a perfect retreat allowing access to the gardens.

STAIRS AND FIRST FLOOR LANDING

Back from the entrance hallway, stairs lead up to the first floor landing with yet more storage space and doors to:

BEDROOM 1

13'11" x 10'1" (4.25 x 3.08)



Neutrally decorated Double Bedroom facing to one side with fitted wardrobes and drawers, also benefitting from a useful W.C - a great addition for those seeking facilities both upstairs and downstairs.

BEDROOM 2



Well presented Double Bedroom facing to the side of the property with mirrored door fitted wardrobes and unexpected large Attic storage space accessed via a separate door which also houses the gas boiler.

FRONT EXTERNAL



Sitting pretty on a desirable plot offering an abundance of parking with a one way in, and out set up for ease and handy carport to provide shelter for your our wheeled pride and joy - that is of course if you don't make use of the garage space. Large front lawned garden makes a great addition for those with pets and/or children.

GARAGE (with carport)

26'10" x 9'1" (28'1" x 8'5") (8.19 x 2.78 (8.57 x 2.58))

Accessed from the front driveway or via the side door.

REAR EXTERNAL



With additional smaller lawned garden and low maintenance seating area, this lovely property really does offer every eventuality possible.

DIRECTIONS

Travelling on Loop Road (A595) South towards Egremont, take the left hand turn onto Hillcrest Avenue, and first left onto Standings Rise. Continue up the hill turning right onto Ruskin Drive and the property can be located on the left hand side.

W3W: ///alienated.lofts.deduct

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band D.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

