

# HUNTERS<sup>®</sup>

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## Grace Drive

Whitehaven, CA28 9DG

Guide Price £315,000



- Newly Constructed Detached House
- Immaculate Move In Condition
- Spacious Living Room
- Four Piece Family Bathroom
- Front & Rear Gardens

- Highly Desirable "Edgehill Park" Story Homes Development
- Open Plan Kitchen Dining Lounge
- Four Double Bedrooms (Two En-Suites)
- Off Road Parking & Integral Garage
- EPC - B

Tel: 01228 584249

# Grace Drive

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This newly constructed, detached four bedroom Story Home is in a pristine condition throughout and provides the perfect space for family living and entertaining. Boasting a beautiful open plan kitchen dining living room overlooking the turfed rear garden plus an additional living room for quiet enjoyment the downstairs space is excellent. Heading upstairs you have not one, but two en-suite bedrooms including the master bedroom with dressing area, plus a further two double bedrooms and modern family bathroom. Viewing is highly recommended to appreciate the quality, situation and specification of this marvellous home.

The modern accommodation briefly comprises hallway, living room, open plan kitchen dining living room with bay window and double doors toward the rear garden, utility room, WC/cloakroom and integral single garage to the ground floor with a landing, master bedroom with dressing area and en-suite shower room, double bedroom with en-suite shower room and two further double bedrooms and family bathroom on the first floor. Externally the property has off road parking and lawned garden to the front with an enclosed rear garden with paved seating area. Gas central heating and double glazing throughout. EPC - B and Council Tax Band - D.

Grace Drive is located within the highly sought after "Edgehill Park" Story Homes Development, on the outskirts of historic Whitehaven. The property boasts excellent access into town with its many amenities including local shops, supermarkets, schools, bars and restaurants. Access to neighbouring towns including St. Bees within a short drive which provide beautiful coastal walks and picturesque scenery. For commuting, work and leisure, the A595 is within a five minute drive which provides direct access through West Cumbria and toward Sellafield, West Cumberland Hospital, Westlakes Science Park and the Lake District National Park.

## HALLWAY

Entrance door from the front with internal doors to the living room, open plan kitchen dining living room, WC/cloakroom and integral garage. Stairs to the first floor with under-stairs storage cupboard. Radiator.

## LIVING ROOM

14'2" x 11'0" (4.32m x 3.35m)

Spacious living room complete with large double glazed window to the front aspect. Radiator.

## OPEN PLAN KITCHEN DINING LIVING ROOM

28'0" x 10'9" (8.53m x 3.28m)

Beautifully presented, light and airy. Modern fitted kitchen with a range of base, wall and drawer unit with contrasting worksurfaces above. For cooking there is two eye-level electric ovens and an electric hob with extractor hood above. Integrated fridge freezer and integrated dishwasher. One and a half bowl stainless steel sink with mixer tap. Ample space for furniture within the living and dining spaces. Two double glazed windows to the rear aspect with double glazed bay window and patio doors to the rear garden. Fully tiled floor, two radiators, recessed spotlights and internal door to the utility room.

## UTILITY ROOM

7'5" x 5'5" (2.26m x 1.65m)

Fitted base and tall storage units with contrasting worksurface above. Space and plumbing for washing machine, one bowl stainless steel sink with mixer tap. Radiator, extractor fan and external door to the side.

## WC/CLOAKROOM

5'4" x 3'3" (1.63m x 0.99m)

White two piece suite comprising WC and wash hand basin. Part tiled walls, radiator and extractor fan.

## LANDING

Stairs up from the ground floor with internal doors to the four bedrooms, family bathroom and storage/linen cupboard.

## MASTER BEDROOM

18'4" x 10'9" (5.59m x 3.28m)

Double bedroom complete with dressing area, radiator, double glazed window to the front aspect and door to the en-suite shower room.

## MASTER EN-SUITE

7'3" x 6'11" (2.21m x 2.11m)

White three piece suite comprising WC, wash hand basin and shower enclosure with mains shower. Part tiled walls, chrome towel rail, extractor fan and obscured double glazed window. Measurements to the maximum points.

## BEDROOM TWO

12'7" x 10'11" (3.84m x 3.33m)

Double bedroom complete with radiator, double glazed window to the rear aspect and internal door to the en-suite shower room.

## BEDROOM TWO EN-SUITE

9'1" x 3'11" (2.77m x 1.19m)

White three piece suite comprising WC, wash hand basin and shower enclosure with mains shower. Part tiled walls, chrome towel rail, extractor fan and obscured double glazed window.

## BEDROOM THREE

12'9" x 9'1" (3.89m x 2.77m)

Double bedroom complete with radiator and double glazed window to the rear aspect.

## BEDROOM FOUR

10'9" x 9'6" (3.28m x 2.90m)

Double bedroom complete with radiator and double glazed window to the front aspect.

## FAMILY BATHROOM

10'7" x 9'6" (3.23m x 2.90m)

White four piece family bathroom comprising WC, wash hand basin, bath and double shower enclosure with mains shower. Part tiled walls, chrome towel rail, extractor fan and obscured double glazed window.

## GARAGE

20'0" x 9'5" (6.10m x 2.87m)

Integral single garage with manual up and over garage door. Wall mounted gas boiler.

## EXTERNAL

To the front of the property there is a block paved driveway parking for two vehicles with a turfed front garden. Access path with gate to the rear garden. The rear garden is enclosed, fully turfed with a small paved seating area. Outdoor electricity socket at the rear with an outdoor cold water tap to the side.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - communal.glows.cigar

## PLEASE NOTE

The property title is currently unregistered.

# Floorplan



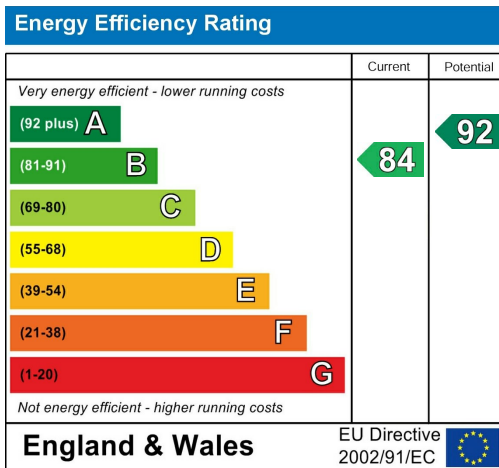
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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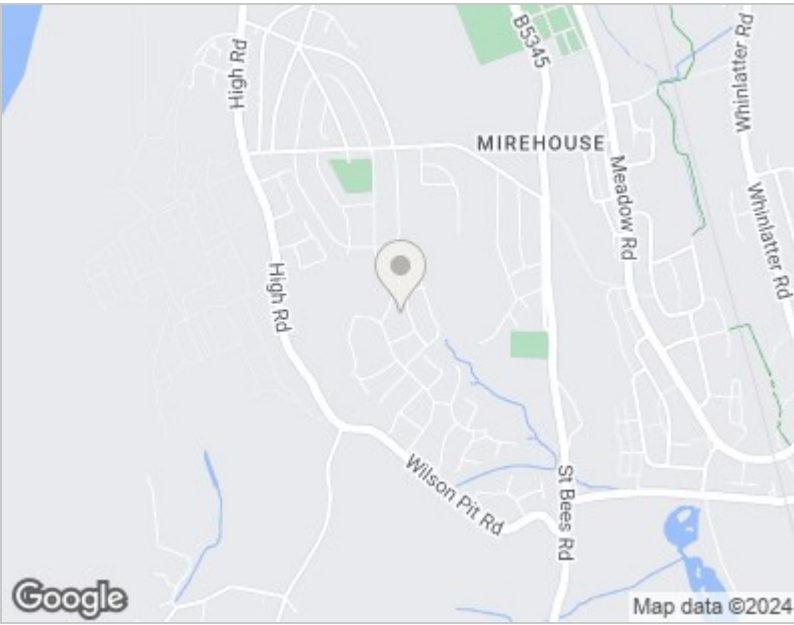
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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