



Substantial detached family home

Three reception rooms

Popular residential area

Balcony to the extension bedroom

Large driveway and garage with electric door

Four double bedrooms, two with ensembles

Large extension that could serve as an annex

Beautiful views from the rear

Pleasant, well maintained gardens

Superb family home

This substantial, extended detached family home has plenty to offer, with high end finishes throughout, the property offers versatile, living space and four double bedrooms, with two ensembles plus a family bathroom. This fantastic family home is set back from the road, with large retaining wall and sweeping driveway, which leads to the garage. Located on a sought-after road, the property is just a short drive away from Whitehaven town centre and it's picturesque Marina with its range of amenities. The property has been greatly improved by the current owners, with a large side extension, incorporating a bright and spacious sitting room and an oak staircase, leading to a large double bedroom with ensuite and balcony. This would be an ideal property for anyone that requires an annex, or would just like a quiet master bedroom on the opposite side of the house. The accommodation briefly comprises entrance hall, large, bright, and spacious, dual aspect lounge, separate dining room and the kitchen with high-end integrated appliances. From the rear hallway, there is access to the bright and spacious, extended sitting room, with vaulted ceilings and exposed oak beams, where an oak staircase leads to a beautifully presented bedroom which features patio doors leading onto an elevated balcony, which enjoys a stunning view to the rear of the property. There is also a stylish modern ensuite. To the other side of the property, the bespoke oak staircase leads to three generously proportioned double bedrooms, which all feature built in fitted wardrobes. The master also boasts an ensuite shower room, with remote control shower. The large family bathroom, which boasts a four piece suite and Jacuzzi bath and is conveniently located by the bedrooms, and accessed from the gallery landing with patio doors. Externally, the property features a large driveway and pleasant front garden, which is set back and down from the road. To the rear, the lovely gardens have a pleasant outlook from the raised patio, there is a lovely sunken deck area with lighting, a large shed and brick green house, The well maintained lawn leads to a vegetable patch, with fruit trees to the borders. Viewing is essential to appreciate the space on offer.

ACCOMMODATION

Entrance hall

Entering through the brick and tiled porch through the uPVC double glazed door with frosted patterned glass, and two matching side windows providing plenty of natural light. The spacious entrance hall is well presented, with stylish, designer, vertical radiator, and integrated shoe rack. The lovely centrepiece of the hallway is the eye-catching, bespoke solid oak staircase, manufactured, and fitted by local craftsman, which leads to the first floor, with additional oak glaze doors, leading into the lounge, kitchen and dining room.

Lounge

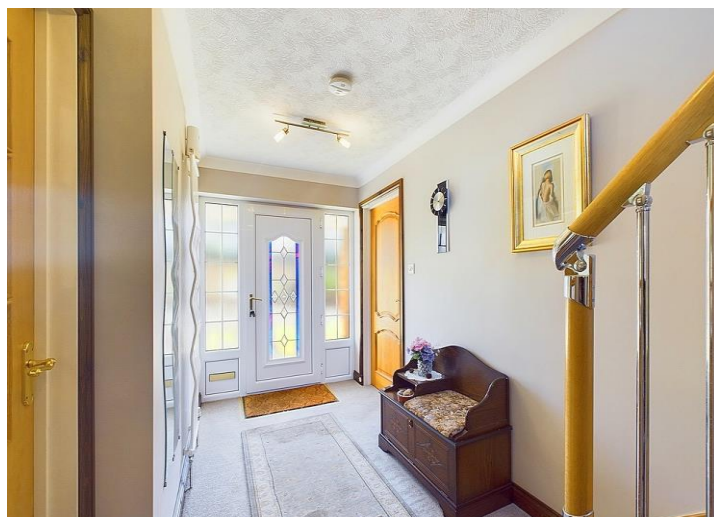
The beautifully presented, light and spacious, dual aspect lounge features a lovely, bay window to the front, with designer radiator below and modern, neutral décor complemented by the kinder, Oasis open gas fire with oak surround and black marble surround and hearth. To the rear of the lounge, the large uPVC double glazed sliding patio doors, flood the room with natural light and lead out onto the rear patio. There is an additional designer, vertical radiator and a useful built-in storage cupboard with automatic lighting and internal power point. There is decorative coving to the ceiling and a modern LED light set on a dimmer switch.

Dining room

The well proportioned, well presented dining room has a uPVC double glazed bay window, which looks out over the front of the property, with a designer radiator below. There is tasteful, modern décor, with picture rail, decorative coving and plaster, central ceiling rose, with modern, industrial style pendant lighting which is set on a dimmer switch.

Kitchen

The contemporary, modern kitchen features a range of Schneider Maple kitchen units, with built-in display cabinets with contrasting work surfaces and tiled splashback. The kitchen boasts a range of high end, integrated appliances, including a Neff integrated oven and hob, a Neff, integrated oven, microwave and grill, a Bosch, integrated fridge and a Bosch, extractor fan with LED lighting. There are two Hygena, plinth heaters, a 1.5 granite sink and drainer unit, with mixer tap, set below the uPVC double glaze window which is fitted with a new Roman blind. The kitchen is finished with solid oak flooring, decorative coving, ceiling spotlights and LED under cabinet lighting.



Rear hall

Beyond the kitchen, the rear extension has a good size hallway, with a built-in, under stairs storage cupboard with lighting and power point. There is an oak and glass, bespoke staircase, and an oak door, leading into the integral garage. There is open access to the sitting room and access into the downstairs WC.

Sitting room

This stunning room forms part of the side extension, with striking, vaulted ceiling with exposed oak ceiling beams, fitted with hidden LED down lighters with additional LED down lighters to the edges. The room is fitted with a stylish, Celsi Volare contemporary, remote controlled electric fire with LED, lighting. There is three, floor to ceiling, uPVC double glazed windows, which look out over the rear garden and flood the room with natural light. Two wall mounted designer, radiators provide plenty of warmth and a uPVC double glazed door with frosted glass that leads out onto the rear garden. From the rear hall, there is an oak staircase which leads up to the upstairs of the side extension, where there is a spacious, double bedroom with ensuite and balcony, offering the opportunity to create an annex to the side of the property.

WC

The useful downstairs WC has a toilet with douche, a designer radiator, cloakroom wash basin, vanity unit and frosted glass uPVC window.

Bedroom four (above garage)

Situated to the side extension of the property. The spacious bedroom has beautiful, oak and glass balustrades from the staircase. There is stylish, modern décor, with two wall mounted designer radiators with multi-coloured LED lighting and wall mounted TV connection point. The bedroom benefits from modern, fitted wardrobes with sliding mirror doors. The uPVC double glazed, sliding patio doors, with fitted roller blind, leads out onto a private balcony, with glass balustrade, which enjoys a beautiful, elevated view across Whitehaven. There is stylish LED lights to the ceiling, decorative coving, and access into the ensuite.



Ensuite

The stylish modern ensuite features a bespoke vanity unit, with rectangular, hand wash basin with waterfall tap, and a wall mounted, mirrored cabinet. There is a large, walk-in shower cubicle with Mira, remote control mixer shower, with sliding glass door, contemporary tiled surround, and granite shower tray. There is pushbutton flush, toilet with douche, a bidet, and a low voltage extractor fan. The ensuite boasts a designer radiator, LED lights to the skirting board and twin colour LED down lighters. A uPVC double glazed frosted glass window allows in natural light.

First floor landing

A spacious, light, and airy gallery landing, with bespoke oak and steel balustrades, uPVC double glazed patio doors with frosted glass, provide plenty of natural light and the landing benefits from tasteful décor. There is a designer radiator and decorative coving. A pulldown ladder provides access into the loft, which is fully insulated and boarded to the full length of the house with lighting.

Master bedroom

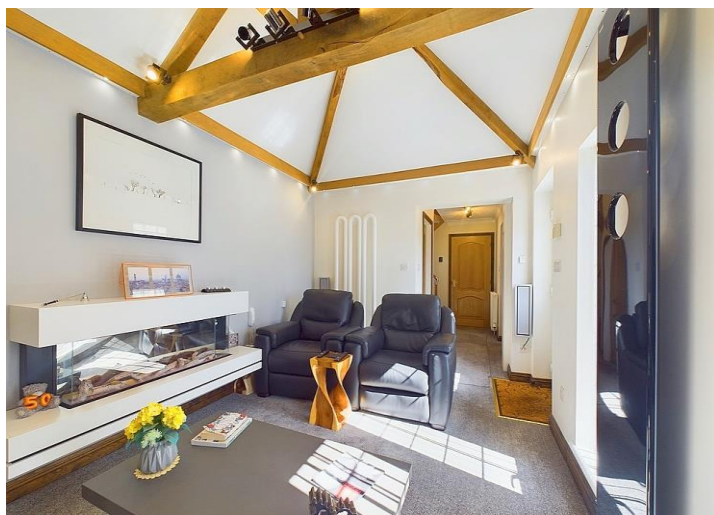
This generously proportioned, well presented master bedroom features, fitted wardrobes with built-in headboard, built-in dressing table, cabinets, and designer mirror. There is LED lighting, a uPVC double glazed window overlooking the front of the property with designer radiator below and an oak door leads into the ensuite.

Master ensuite

The master ensuite features a corner, shower cubicle fitted with a new Mira, remote control, shower with extractor fan and integral LED light above. There is a modern, wood and glass vanity unit housing the hand wash basin with mixer tap and a uPVC double glazed, frosted glass window, fitted with venetian blinds, with a designer radiator below. The ensuite features ceiling spotlights and decorative coving.

Bedroom two

A beautifully presented, light and airy double bedroom, featuring built-in bedroom drawer units, a built-in dressing table and mirror, built-in wardrobes, all with integral lighting, the single wardrobe has toughened glass, display shelving and lighting. There is a TV socket, a uPVC double glazed window overlooking the front of the property, with a designer radiator below and decorative coving to the ceiling.



Bedroom three

A well proportioned double bedroom, featuring a range of fitted furniture, including built-in bedroom drawer units, double and single wardrobes and over bed cabinets, as well as display units and a vanity unit . there is a uPVC double glazed window which enjoys a beautiful view across Whitehaven with a designer radiator below and decorative coving to the ceiling.



Family bathroom

Fitted with mirrored wardrobe, space creating excellent storage and also housing, the backseat high-efficiency condensing boiler, a Jacuzzi bath with whirlpool spa and fitted pillow, separate modern shower cubicle with Wave shower door and panel, contemporary tile surround and new shower panel with body jets and handset. Chica toilet and body. Schneider bathroom cabinet with shaver point and LED lighting and designer radiator. With UPVC double glazed, frosted glass window, and decorative coving to the ceiling, with modern spotlights and backlit suspended ceiling.



Garage

A good size garage fitted with a Belfast sink with plumbing and waste for a washing machine. There is power points and an automatic garage door supplied with remote control, fobs, and outside keypad.

Garden

The property benefits from a good size garden, which features a large shed with power points, fluorescent lighting, with integrated decking lighting to the front and a greenhouse with power points, and lighting. There is a well maintained lawn area, raised patio area and sunken decked area with integrated lighting to the rear of the garden, and a vegetable plot and fruit trees. To the front of the property, the impressive driveway has lovely, raised borders and a raised retaining wall, offering privacy, and setting the property back from the road. With plenty of kerb appeal and lovely brick and tiled porch to the front entrance.



TENURE

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

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MORTGAGES

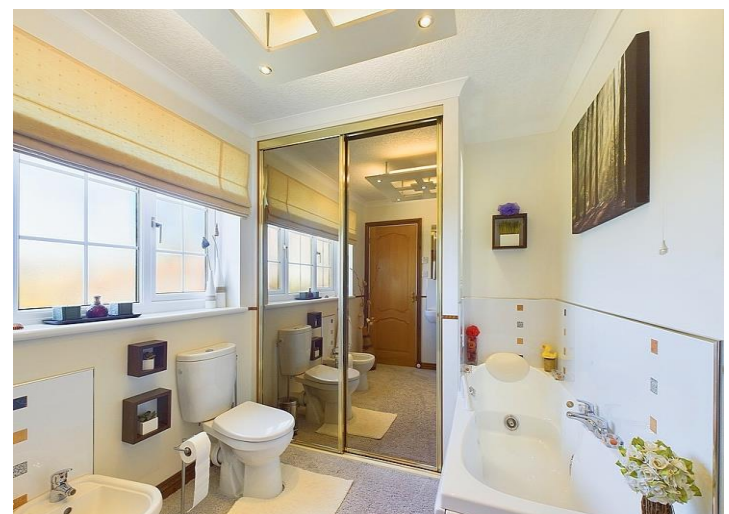
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NOTE

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

Approximate total area⁽¹⁾
1743.96 ft²



Floor 1

(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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