



Well maintained detached family home

Lovely gardens front and rear

Two reception rooms, plus conservatory

Sought after location

Ideal family home

Four bedrooms

Large driveway and garage

Stylish, modern kitchen diner

Walking distance to local schools

Beautiful views to be enjoyed

A beautifully maintained, substantial family home nestled in a sought-after location. 21 Standings Rise offers light and spacious accommodation, with two reception rooms, plus a lovely conservatory with views to the rear of the property. There is a stylish, modern kitchen diner and four bedrooms. This lovely home is within walking distance of popular local schools, including Jericho, Whitehaven Academy and St Benedict's. The property is also just a short drive to the amenities of Whitehaven town centre and the picturesque harbour. The accommodation briefly comprises, spacious entrance hall, beautifully presented, light and airy lounge and stylish modern kitchen with integrated appliances. From here there is access to a lovely dining room with Karndean flooring. Double patio doors lead to the rear conservatory where views of the garden and across Whitehaven can be enjoyed. To the first floor there are four well proportioned bedrooms, with the master having a fitted shower and sink unit. The family bathroom is also conveniently located by the bedrooms. Externally, the property boasts a large driveway to the front, a garage and outbuildings and beautifully maintained gardens to the front and rear and a lovely patio area, perfect to sit out and enjoy the sunshine with family and friends. We expect interest to be high so call the office today to arrange a viewing.

ACCOMMODATION

Entrance porch

The uPVC entrance porch is a lovely addition to the property, with tiled flooring and panoramic windows which look out over the front garden. An internal uPVC door with frosted glass leads into the entrance hall.

Entrance hall

The spacious and well presented entrance hall is generously proportioned, with tasteful, modern décor. The entrance hall also boasts a large, walk-in storage cupboard which has automatic lighting. There is a radiator, decorative cornice and ceiling spotlights. Provides access into the lounge, kitchen, and there are stairs to the first floor.



Lounge

The bright and spacious lounge is flooded with light from the uPVC double glazed window which overlooks the front garden and there is a radiator in place below. The tasteful, décor, is complemented by the lovely, modern fireplace, with marble hearth and insert and surround. There is decorative cornice to the ceiling and TV connections.

Kitchen

The stylish, modern kitchen incorporates a range of high gloss, handleless wall and base units, with contrasting, full height units to one side with a dark grey concrete effect finish and complementary work surfaces with matching up stands. A 1.5 composite sink and drainer unit with mixer tap, is set below a uPVC double glazed window overlooking the rear garden. There are a range of integrated appliances, including fridge freezer, dishwasher and washing machine, a Siemens oven, a microwave oven and separate black glass hob with integrated extractor hood. There is ample space for a table and chairs set, with bespoke open shelving above. The kitchen benefits from ceiling spotlights, tile effect flooring, and a radiator. A uPVC double glazed door leads out onto the side of the property and there is access into the dining room.



Dining room

This versatile, light and airy room is currently used as a dining room, but would also make a great sitting room, or perhaps a playroom. There is tasteful décor, wood effect Karndean flooring, decorative coving and a radiator. uPVC patio doors lead out onto the conservatory.

Conservatory

The rear conservatory looks out over the garden and boasts lovely elevated views across Whitehaven from the panoramic windows. There is a radiator and wood effect Karndean flooring. uPVC double glazed, patio doors lead out onto the rear patio.

First floor landing

The large landing space benefits from dual aspect, uPVC double glazed windows which provide plenty of natural light. There is decorative coving, ceiling spotlights and loft access. The ample landing might be the perfect place for a desk to use as home office space and provides access into the bedrooms and the family bathroom.

Master bedroom

The well proportioned master bedroom, features a corner shower cubicle and hand wash basin built into a vanity unit with tiled splash back. The uPVC double glazed window provides a lovely view to the rear, across Whitehaven and towards the sea, with a radiator below.

Bedroom two

The second double bedroom boasts fitted wardrobes with mirrored doors, a built in dressing table, decorative coving, and a radiator is neatly placed below a uPVC double glazed window, which overlooks the front of the property.

Bedroom three

The third double bedroom has decorative coving and a uPVC double glazed window which overlooks the lovely rear garden, with a radiator below.

Bedroom four

A generously sized single bedroom featuring decorative coving, a radiator and a uPVC double glazed window which overlooks the front of the property.



Family bathroom

The family bathroom has a white suite which incorporates a bath with mixer shower above, featuring both rainfall and jet showerhead attachments and glass shower screen. There is a toilet, a bidet and a vanity unit, incorporating the hand wash basin with mixer tap. The bathroom has fully tiled walls, tiled flooring, a built-in storage cupboard and a radiator. The uPVC frosted glass window with provides additional natural light.

Garage and outbuildings

Externally, the property benefits from a detached garage, with workshop space to the rear. Additional storage and an outside WC to the rear of the garage. Provides excellent potential for further development.

Externally

Boasting beautifully maintained gardens to the front and rear, the property enjoys a large driveway to the front, providing ample off-road parking. There is a pleasant, gravelled garden to one side of the central path and a beautifully maintained lawn with mature trees and bushes. Provides access to the side of the property, leading around to the rear. To the rear of the property, there is a lovely, split level patio area. The elevated position makes it the perfect place to enjoy the beautiful views on offer. To the side of the property there are beautifully maintained borders, with mature shrubs and flowers adding a splash of colour. There is a well maintained lawn and a second gravelled seating area to the rear of the garage, with manicured topiary bushes.

TENURE

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

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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.



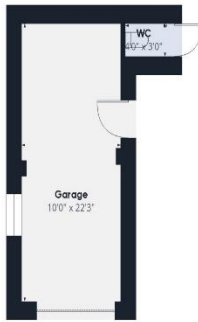




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1509.32 ft²

Reduced headroom

1.61 ft²

(1) 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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