



Located on an attractive and sought-after development

Large open plan lounge and diner with French doors

Huge master bedroom with walk-in wardrobe and ensuite

Low maintenance sun trap garden to the rear

Just five minutes drive to Whitehaven town centre

Superb family home with plenty of space

Modern kitchen with a separate utility

Beautiful and stylish family bathroom

Parking for several cars and integral garage

Numerous schools within easy reach

This large, family home is located in a highly sought-after and attractive development within Whitehaven. Perfect for families, the property is just a five-minute drive to Whitehaven town centre and numerous schools are within easy reach. St Gregory and St Patrick's community School is a five minute walk away and St Begg's Catholic Jr School and Valley primary School are just a two minute drive away. The property has plenty of space on both floors and has been well cared for and is tastefully decorated throughout. The property boasts a large driveway, which provides plenty of off-street parking, ideal for guests or those with older children who now have their own cars. There is also the integral garage which provides additional parking or makes excellent storage. Inside there is a spacious hallway which leads to the fabulous open plan lounge and diner. The room is well presented, offers plenty of space and even has French doors that lead out onto the rear garden. The kitchen has plenty of style with integrated appliances and leads to a rear hall which in turn leads to a utility/WC. Heading up to the first floor, the landing leads to all four bedrooms and the bathroom. The master bedroom is very spacious and comes with its own walk in wardrobe and modern ensuite shower room. The other three bedrooms, two are large doubles and the third would make an ideal home office if the fourth bedroom is not desired. The family bathroom has been extended and most certainly catches the eye with its style and cleanliness. At the rear of the property, there is a good sized, low maintenance garden. The rear garden is a sun trap, and this can be enjoyed from the well maintained lawn or the large patio, which is perfect for garden furniture. Perfect for relaxing or get togethers. To view this fantastic home and all it has to offer please get in touch to arrange a viewing.

ACCOMMODATION

Hallway

The spacious hallway is entered via a stylish, composite door with frosted glass panels and full height frosted side panels, which allow in plenty of natural light. The hallway features modern flooring, a useful under stairs storage area, power point and a radiator. Leads to the open plan lounge/diner, the kitchen and there are stairs to the first floor landing.



Lounge/diner

The heart of the home is this large, open plan room, with the lounge benefiting from a coal effect gas fire, set on a tiled hearth, with matching tiled insert and wood surround. The room has decorative coving and modern flooring, that continues through to the dining area. The lounge has a radiator neatly placed below a uPVC double glazed bow window. The dining area is perfect for Sunday lunches, Christmas and other family get-togethers as there is plenty of space for a large dining room table and chair set. There is an additional radiator and uPVC French doors with fitted blinds, have a pleasant outlook over the rear garden and across Whitehaven.



Kitchen

This modern kitchen incorporates a range of grey, shaker style wall and base units, with a contrasting worktop and matching splash backs. There is a three door range cooker, with a five ring gas hob and range master extractor hood above, with built in lighting. In addition to the central ceiling light, there is under cupboard lighting and the glass fronted cabinets, with their glass shelves also have built in lighting. A 1.5 composite sink with drainer board and mixer tap, is set below a uPVC double glazed window that has a lovely outlook and there are spotlights above. The kitchen boasts an integrated dishwasher for convenience. There is also a breakfast bar and a radiator. The kitchen leads to a rear hall.



Rear hall

The rear hall provides access to the garage, downstairs WC/utility whilst a half glazed uPVC door leads out to the rear garden.

Utility/WC

Here there is plenty of space for a tumble dryer and a washing machine. There is a toilet and pedestal hand wash basin with mixer tap. The Baxi platinum Combi boiler can also be found here. The room has an extractor and a uPVC double glazed frosted window providing natural light.

Garage

The garage benefits from an electronic roller door. There is lighting, power points and shelving.

First floor landing

The landing provides access to all four bedrooms, the family bathroom and the loft.

Master bedroom

There is no shortage of storage in this huge double bedroom. You will find either side of the central bed, three fitted wardrobes as well as overbed cabinets, matching bedside tables, drawers and a dressing table. Not only that, but the room also boasts a walk-in wardrobe with clothes rails, shelving and lighting. Above the bed, you will notice lights which have two switches and can be used as bedside lights. There is a radiator, decorative coving and a uPVC double glazed window. The master bedroom also benefits from an ensuite shower room.



Master ensuite

This modern ensuite comprises of a shower cubicle with the control set on an easy clean PVC surround. There is a toilet and pedestal hand wash basin with mixer tap and mirrored cabinet above. The bathroom has a heated towel rail, an extractor and a uPVC double glazed frosted window.

Bedroom two

A second large double bedroom boasting a seven door fitted wardrobe with overbed cabinets and matching drawers with a built in dressing table. The room has decorative coving, a radiator and the uPVC double glazed window has a lovely, elevated view across town.



Bedroom three

A third substantial double bedroom which is tastefully decorated and has decorative coving, a radiator and a uPVC double glazed window to the front.

Bedroom four

If you need a fourth bedroom then here it is, however if you need space for a home office, this room is also ideal. There is a built-in cupboard, a radiator and a uPVC double glazed window.



Bathroom

This fabulous, extended four piece bathroom suite comprises of a bath with central waterfall mixer tap, with shower attachment set into the tile surround. There is a shower cubicle, with twin sliding doors and an extractor above. The bathroom has a toilet and a wash basin, with waterfall mixer tap set within a substantial storage unit, with drawers and cupboards. The bathroom has fully tiled walls, tiled flooring, a heated towel rail, ceiling spotlights and a uPVC double glazed frosted window.



Exterior

At the front of the property, you will notice there is a substantial driveway which provides off-street parking for up to four cars. The driveway of course leads to the garage. At the rear of the property, there is a well maintained, sun trap garden. The large patio is perfect for a barbecue, an evening glass of wine or spending the whole day relaxing in the sunshine. There is a well maintained lawn, useful garden sheds and the garden is partially fenced and partially walled around.

TENURE

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

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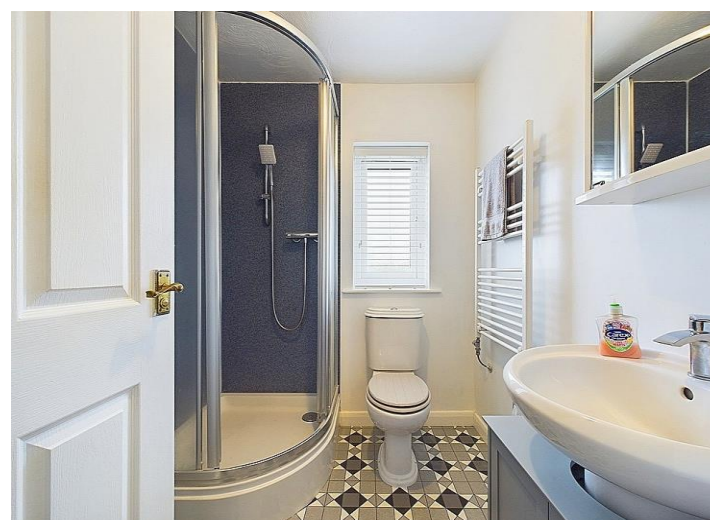


MORTGAGES

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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.





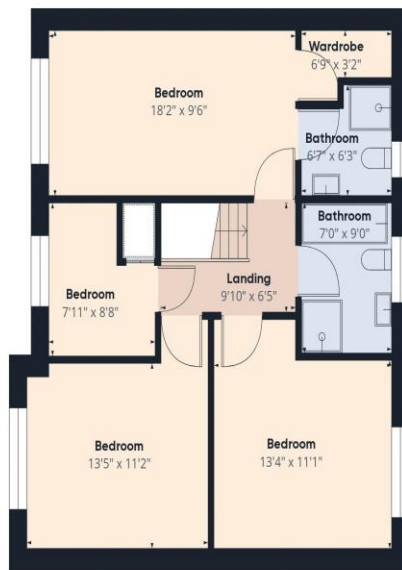




Ground Floor

Approximate total area⁽¹⁾

1513.3 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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