



**Stunning high specification four double bedroom home**

**Stylish, modern open plan kitchen diner**

**Large, master bedroom with ensuite**

**Walking distance to popular local schools**

**Superb family home**

**Corner plot with large driveway and integral garage**

**Large, four piece suite, family bathroom, plus ground floor WC**

**Sought after modern cul-de-sac**

**Boasts a lovely, light and airy lounge**

**Low maintenance rear garden**

This superb family home is set at the top of a much sought after cul-de-sac and boasts a large driveway with parking for up to four cars. The property is immaculate throughout and has four double bedrooms. The area is proving popular with families, as Whitehaven town centre, with its numerous shops and picturesque harbour, being just a short drive away. Local schools are also within easy reach and attractive sea views and walks are just a stroll away. The accommodation briefly comprises of a large, entrance hall with oak doors leading to a beautifully presented lounge. There is a stylish, modern open plan kitchen diner, with patio doors to the garden. There is also a useful downstairs WC and integral access to the garage. To the first floor, there are four well presented, light and spacious double bedrooms, with the master boasting an ensuite shower room. The large, contemporary family bathroom with four piece suite, is also conveniently located between the bedrooms. Externally, the property has a large driveway leading to the integral garage, offering ample off-road parking. To the rear of the property, is a pleasant, split level garden, with patio area, leading up to a well maintained lawn. Viewing is essential to appreciate this beautiful, modern family home.



## ACCOMMODATION

### Entrance hall

As you enter through the modern composite door, with frosted glass panels, you get a glimpse of the finish of this lovely, family home. There is tasteful, modern décor, complemented by the wood effect, luxury vinyl flooring and modern, ceiling spotlights. There is a radiator and a recessed area, ideal for coats and shoes. A lovely feature of the hall is the contrast of the oak doors, against the neutral white décor. The doors lead to the lounge, downstairs WC, integral garage and the kitchen diner. There is an under stairs storage space and stairs leading to the first floor.



### Lounge

The beautifully presented lounge has tasteful, modern décor and connections to house a wall mounted TV. There is wood effect flooring, a uPVC double glazed window, overlooking the front of the property with a radiator below.



### Kitchen diner

The stylish, modern kitchen diner incorporates a range of high gloss wall and base units, which feature undercounter LED lighting and beautiful, wood effect worktops with matching up stands. There is a built-in electric oven, with stainless steel gas hob, set into the worktop, glass splashback and stainless steel extractor hood above. A composite sink and drainer unit with mixer tap with detachable end is set below a uPVC double glazed window overlooking the rear garden. The kitchen has a built-in wine rack, an integrated dishwasher and a washing machine. To the dining area, there is tasteful, modern décor, a radiator, ceiling spotlights and grey, oak effect flooring. There are uPVC double glazed, patio doors leading out into the rear garden and providing additional light.

### First floor landing

The landing leads, to all four bedrooms and the family bathroom. The landing boasts a useful built in storage cupboard

### Master bedroom

The beautifully presented, master bedroom enjoys sea views to the front of the property. The bedroom has immaculate, neutral décor, a radiator, and two uPVC double glazed windows, providing plenty of natural light. Provides access into the master ensuite.



### Master ensuite

The stylish ensuite shower room briefly comprises of a walk in shower cubicle, with sliding glass door and mixer shower, featuring both rainfall and jet showerhead attachments. There is a wall mounted sink, with mixer tap and a concealed cistern toilet. Above you will find an LED lit mirror and the ensuite features a black, towel heating radiator, ceiling spotlights and mosaic effect flooring.

### Bedroom two

A second well proportioned double bedroom. There is a uPVC double glazed window with a radiator below and connections to house a wall mounted TV.

### Bedroom three

A third light and spacious double bedroom, with neutral modern décor. There is a uPVC double glazed window overlooking the rear of the property, with a radiator below. There are connections for a wall mounted TV and electric sockets.

### Bedroom four

The generous fourth double bedroom, is immaculately presented with neutral, modern décor. There is a uPVC double glazed window which enjoys the sea view to the front of the property, a radiator and wall mounted TV connections.

### Family bathroom

The contemporary, modern family bathroom boasts a four piece suite, which briefly comprises of a bath with tiled surround and mixer tap, a large walk in shower cubicle with mixer shower, featuring both rainfall and jet showerhead attachments and contemporary, tiled surround. There is a toilet and a pedestal sink, with mixer tap and feature tiled surround. The bathroom boasts neutral, modern décor, wood effect flooring, a black towel heating radiator, ceiling spotlights, an extractor and a uPVC double glazed frosted glass window.

### Externally

To the front of the property there is a large driveway providing off-road parking for multiple cars. To the rear of the property, there is split level, enclosed garden. There is a patio area with steps, leading up to a well maintained lawn, with mature shrubs to the border.

### TENURE

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

### COUNCIL TAX BAND C

### EPC B





## LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.



## MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



## 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.







First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)







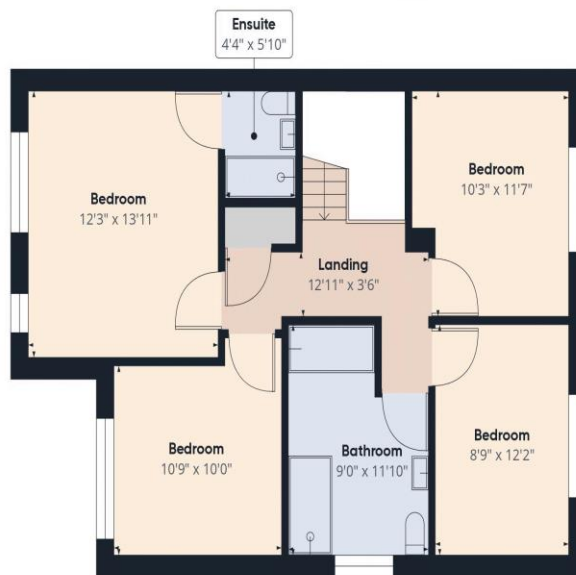
Ground Floor

Approximate total area<sup>(1)</sup>

1473.47 ft<sup>2</sup>

Reduced headroom

1.72 ft<sup>2</sup>



Floor 1

(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.

GIRAFFE360