



Built by an award winning developer

Plenty of kerb appeal with attractive sandstone facade

Fabulous kitchen/diner with lots of integrated appliance

Four spacious, well presented bedrooms

spacious, low maintenance garden, also a sun trap

Highly sought after development

Very spacious lounge with French doors and media wall

Benefits from a separate utility room

Beautiful bathroom and master ensuite

Driveway and garage providing plenty of parking

This beautiful looking four bedroom detached property has plenty of curb appeal with its attractive sandstone frontage and surrounding low wall. Located on this extremely popular development, built by the award-winning developer Story Homes, it is an excellent choice of property for any family looking for somewhere spacious and low maintenance to call home. The property has been incredibly well maintained by the current owners and is ready to move into. The property has numerous schools within easy reach and Whitehaven town centre is just a ten minute drive away. Also within easy reach is the Cumbrian coastline with the picturesque beach at St. Bees being ten minutes away. There were a very limited number of this style of property built in this development and they are larger than most. Step inside and you will find yourself in the spacious hallway. The incredibly spacious lounge boasts a large media wall with shelving and storage cupboards and there are French doors to the garden. The beautiful kitchen/diner has lots of feature lighting and plenty of high-end AEG integrated appliances, and there is also a separate utility room. The ground floor also benefits from a downstairs WC. To the first floor there are four generously sized bedrooms with the master bedroom boasting an stylish ensuite and the family bathroom is also located on the first floor and has a spacious four piece suite. Externally, the property enjoys a spacious, yet low maintenance garden which is quite the sun trap. There is a drive for two cars and a pitched roof garage. This fabulous property, in a lovely development, is an excellent example of a modern family home. To fully appreciate the property we highly recommend you contact us to arrange a viewing.

ACCOMMODATION

Hallway

This lovely hallway is entered through a composite door with frosted glass and frosted top panel. There is a useful under stairs storage cupboard, power points and a double panel radiator. The hallway provides access to the lounge, kitchen diner, WC and there are stairs to the first floor landing.

Lounge

The very spacious lounge has lots of natural light provided by the uPVC double glazed window to the front, and uPVC French doors with side windows opening out to the rear garden which also benefit from fitted blinds. There is an impressive, bespoke media wall with an alcove to house a large flat screen TV. There is also shelving and cupboards providing excellent storage. There are two double panel radiators and two sets of ceiling lights.



WC

Here you will find a toilet and a pedestal hand wash basin with mixer tap. There is tiled walls, a single panel radiator and an extractor.

Kitchen/diner

This fabulous and stylish kitchen/diner incorporates a range of shaker style wall and base units with a complementary worktop with matching upstands. There is a built-in AEG oven and grill, separate AEG five ring gas hob with a stainless steel splashback and extractor canopy above. A stainless steel sink 1.5 with drainer board and mixer tap is set below one of the three uPVC double glazed windows which provide plenty of natural light. The dining area, which is carpeted, has more than ample space for a family size dining room table and chair set. The kitchen benefits from an AEG integrated fridge freezer and integrated AEG dishwasher for convenience and there is also a integrated AEG microwave. The room has plenty of feature lighting with a pendant light above the dining area, ceiling spotlights above the kitchen as well as under cupboard lighting and kick-board lighting. There are phone points, TV point, two double panel radiators and the kitchen leads to the utility.



Utility room

There are two utility units and worktop matching the kitchen. There is an integrated tumble dryer, plenty of power points, a single panel radiator and a half glazed uPVC door leads out to the rear garden.

First floor landing

The landing has an airing cupboard, power points and a single panel radiator. Provides access to all four bedrooms, bathroom and the loft.

Master bedroom

Well presented double bedroom with a TV point, single panel radiator and a uPVC double glazed window. Leads to the ensuite

Ensuite

This immaculate ensuite comprises of a shower cubicle with sliding door, the shower control set on an attractively tiled surround. There is a toilet and pedestal hand wash basin, ceiling spotlights, part tiled walls, heated towel rail and a uPVC double glazed frosted window.

Bedroom two

Another spacious double bedroom with a single panel radiator and a uPVC double glazed window.

Bedroom three

Well presented third bedroom with a TV point, single panel radiator and a uPVC double glazed window.

Bedroom four

The fourth generously sized bedroom has a single panel radiator and uPVC double glazed window.

Bathroom

Like the rest of the property the bathroom is in immaculate condition and the four piece suite consists of a bath with mixer tap and shower attached. There is a shower cubicle with the controls set onto the tiled surround which matches the ensuite. There is a toilet, pedestal hand wash basin, heated towel rail, part tiled walls, sunken ceiling spotlights, extractor and a uPVC double glazed frosted window.



Exterior

To the front is a path leading round the edges of the property and has a low maintenance gravel bed. The property has a block paved drive providing off-street parking for two cars, the drive also leads to the pitched roof garage which has lighting and power points. To the rear, the property enjoys a spacious garden which catches the sun throughout the day and has a patio, is securely fenced around and is laid with artificial turf.

TENURE

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

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LOW FEES, LOCAL EXPERTISE

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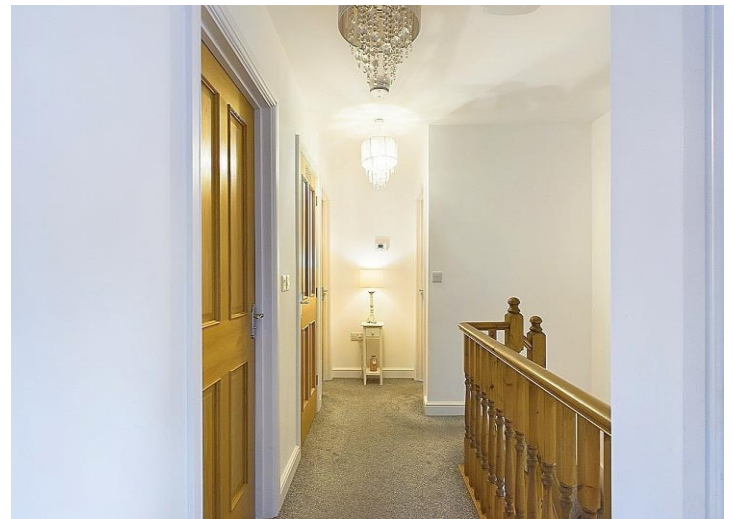
MORTGAGES

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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.







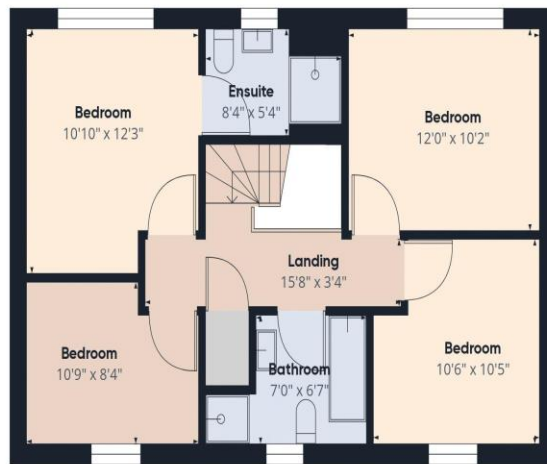


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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1391.99 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

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