



**Stunning substantially extended family home**

**superb recently fitted open plan kitchen diner and family room**

**Separate utility and downstairs WC**

**Immaculate and finished to a high standard throughout**

**Sought after residential area close to popular local schools**

**Four good size bedrooms**

**Large centre island, and patio doors into the rear garden**

**Large master bedroom with ensuite**

**Stylish recently fitted family bathroom**

**Large driveway, well maintained gardens and integral garage**

Step into this stunning extensively extended four-bedroom family home, nestled in the sought-after area of Whitehaven. As you enter, you're greeted by a spacious hallway that boasts sleek modern built-in storage solutions, perfect for accommodating the hustle and bustle of family life.

The beautifully presented lounge is flooded with natural light and boasts tasteful modern decor complimented by LVP flooring. Prepare to be wowed by the rear extension, a true showstopper of this property. This space plays host to a grand open-plan kitchen diner and family room, featuring a sizeable central island that beckons gatherings and culinary adventures.

The recently fitted kitchen is a chef's dream, complete with integrated appliances. Light shines through the skylight windows, flooding the dining and sitting area with a warm glow. Throw open the patio doors and seamlessly transition into the rear garden, blurring the lines between indoor and outdoor living. The perfect space for entertaining friends and family.

A handy rear utility room provides additional practicality, granting access to a convenient downstairs WC and an integral door leading to the garage. Ascend the stairs to find modern oak doors leading you to the bedrooms, with the family bathroom thoughtfully positioned at the top of the landing.

The family bathroom has been recently fitted, boasting a stylish modern design that showcases a vanity unit, white marble-effect tiling, and chic black fixtures.

The generously sized master bedroom exudes luxury, offering an abundance of space and breathtaking views over Whitehaven. Enjoy the convenience of the ensuite shower room, elevating your everyday routines.

Elevated views from the front bedrooms add a touch of serenity to the bedroom spaces, creating a tranquil retreat within the home. Situated in a highly coveted area of Whitehaven, this property provides easy access to renowned local schools and seamless connections to the A595 for commuters.

Embrace the vibrant lifestyle Whitehaven has to offer, with the town centre's amenities a short drive away and the charming harbour just a stone's throw away. Indulge in the plethora of dining options, cosy cafes, and lively bars that await your discovery just around the corner. Live the life of luxury and convenience in this remarkable family home, where sophistication meets functionality in a prime Whitehaven location. Welcome to your new sanctuary.





## **Selling with First Choice Move**

First Choice Move began in 2010 from humble beginnings—from a kitchen table in Egremont. Built on family values, hard work, and a passion for property, we have grown to become the largest estate agency in West Cumbria. As a family-run business, we believe in combining traditional estate agency values with the very latest marketing techniques to ensure every property gets maximum exposure. From high-quality photography, 3D tours, drone photography, videos and professional floorplans to online advertising and social media campaigns, we use a tailored approach to attract the right buyers. Our commitment to excellence has earned us multiple national, industry-recognised awards, a testament to our dedication to delivering outstanding service and results. We are more than just an estate agency—we're a trusted partner for buyers and sellers across West Cumbria, combining innovation with personal service to help you move with confidence.

## **Mortgages**

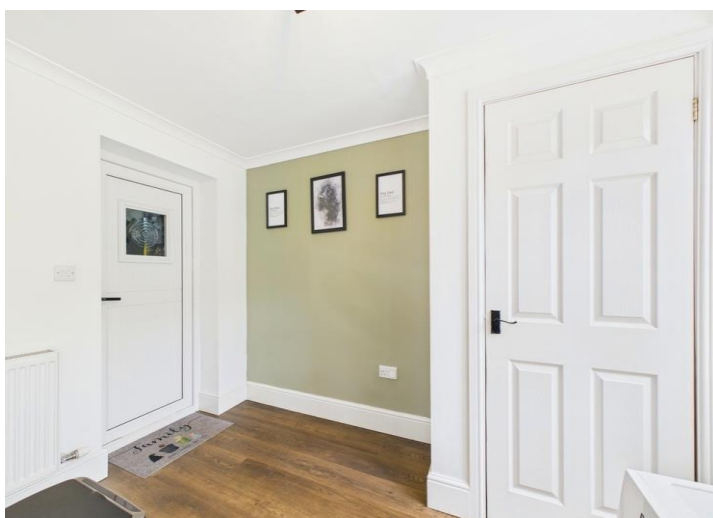
Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including 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.





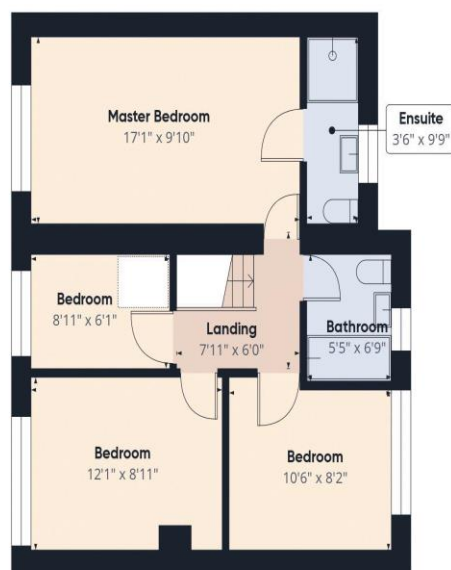








Ground Floor



Floor 1



Approximate total area<sup>®</sup>  
1287.7 ft<sup>2</sup>

(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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