



**Built by the prestigious developer Story Homes**

**Beautiful lounge, double door to the dining room**

**Lovely, modern, kitchen/diner with integrated appliances**

**Bathroom, en-suite plus downstairs WC**

**Four spacious, light and airy, bedrooms**

**Lovely, well maintained garden**

**Substantial, extended driveway and integral garage**

**A fabulous family home**

Located on the popular Whins Close development in High Harrington, this spacious four double bedroom home was built by the respected developer Story Homes. A superb family home boasting plenty of space both inside and out. The property offers easy access for those who travel to the nearby towns of Whitehaven and Workington for either work or pleasure. The picturesque Harrington harbour and shoreline and Beckstone Primary School is also just a few minutes away. On arriving at the property, you will notice there is plenty of curb appeal with stylish stone frontage. Your eye will also be drawn to the large drive which provides plenty of parking and there is also an integral garage. Within the property, there is an eye-catching hallway and galleried landing, creating quite the feature. The lounge is light and airy and double doors have been added to create a dining room. The dining room benefits from French doors to the garden. The open-plan kitchen/diner is in great condition featuring integrated appliances and French doors which open out to a patio area of the rear garden. The ground-floor also benefits from a useful WC. To the first-floor, there are four generously-sized bedrooms, with the master bedroom boasting a stylish en-suite. The lovely four-piece family bathroom is also located by the bedrooms on the first-floor. At the rear of the property there is a charming garden with a large patio area, shed and a range of flower and plants adding a splash of colour. The garden is securely fenced around making it ideal for anyone with pets or children.



## ACCOMMODATION

### Hallway 14' 10" x 8' 7" (4.52m x 2.61m)

This light and airy hallway is entered through a composite door with frosted glass. There is an eye catching vaulted ceiling, wall mounted lighting, single panel radiator, decorative coving, under stairs storage cupboard and a uPVC double glazed window. There is also a large Velux window set within the vaulted ceiling and provides plenty of natural light to the hallway and landing. The hallway leads to the lounge, kitchen/diner, WC, garage and there are the stairs to the first floor.

### Lounge 15' 6" x 12' 6" (4.72m x 3.81m)

A spacious lovely lounge, benefiting from a stylish fireplace, set within the chimney breast. TV point, satellite point and a phone point. Decorative coving, stylish flooring, double panel radiator and a uPVC double glazed window. Double doors open up to the dining room.



### Dining room

This lovely room was once part of the lounge, but the double doors create a pleasant separate room. There is a continuation of the flooring from the lounge, designer radiator and uPVC French doors that open to the garden. A door has been added which provides easy access to and from the kitchen.



### Kitchen/diner

A very spacious and stylish kitchen, incorporating a range of cream wall and base units with a complementary work surface. Built-in double AEG electric oven with a AEG gas hob and extractor above. Integrated fridge, freezer and dishwasher. Tiled splashbacks, sunken ceiling spotlights, under cupboard lighting, double panel radiator and a uPVC double glazed window. The dining area has plenty of space for a dining room table and chairs and benefits from uPVC double glazed French doors with side panels which open out to the rear garden.

### WC

WC, pedestal hand wash basin with mixer tap, part tiled walls, tiled flooring, single panel radiator and extractor.

### First floor landing

Decorative coving, built-in airing cupboard, single panel radiator and a dehumidifier built into the ceiling. Leads to all bedrooms, bathroom and the loft.

### Master bedroom

Spacious double bedroom with a TV point, single panel radiator and a uPVC double glazed window. Leads to the en-suite.



### Master en-suite

Modern en-suite incorporating a shower cubicle with sliding door and shower controls integrated into the tiled surround. WC and pedestal hand wash basin with mixer tap. Heated towel rail, extractor, part tiled walls, ceiling spotlights and a uPVC double glazed frosted window.

### Bedroom two

Spacious double bedroom with a TV point, single panel radiator and a uPVC double glazed window.

### Bedroom three

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

### Bedroom four

A fourth tastefully decorated double bedroom with a TV point, single panel radiator and a uPVC double glazed window.

### Bathroom

Modern four piece bathroom suite comprising of; shower cubicle with folding door, bath with mixer tap and shower attachment, WC and pedestal hand wash basin with mixer tap. Part tiled walls, extractor, heated towel rail, ceiling spotlights and a uPVC double glazed frosted window.

### Garage

The garage has a utility area, lighting, power points and a water supply.

### Exterior

To the front of the property you will find a spacious, extended, blocked paved, drive providing plenty of off street parking. To the rear it is clear the garden has been loved. There is a large patio area providing numerous seating options. In the centre of the garden there is a well maintained lawn and around two edges a range of plants and flowers. There is also a large shed which could also be used as a workshop or perhaps a home bar.

### TENURE

We have been informed by the vendor the property is freehold

### COUNCIL TAX BAND D

### EPC B





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## NOTE

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