



**Boasts an incredible open plan kitchen and sunroom to the rear**

**The sun room makes an ideal dining room or is perfect for relaxing, with French doors to the garden**

**Two good sized bedrooms, one with views across Whitehaven and towards the fells**

**Offers exceptional value for money**

**Plenty of parking located at the rear of the property**

**High end kitchen with granite worktops, breakfast bar and numerous integrated appliances**

**Light and airy and rather stylish lounge**

**Eye catching first floor shower room**

**The rear garden has a decked area and boasts a large brick built outbuilding**

**Low maintenance garden to the front and larger garden to the rear**

Welcome to this spectacular property that truly offers the ideal blend of practicality and style. Step inside and prepare to be impressed by the incredible open plan kitchen and sunroom located to the rear of the property.

The high-end kitchen is a real showstopper, featuring granite worktops, a convenient breakfast bar, and a plethora of integrated appliances that include a coffee maker, oven, separate grill, fridge freezer, and a large five-ring gas hob. Whether you're a master chef or just enjoy cooking for the family, this kitchen will tick all the boxes.

Adjacent to the kitchen is the sunroom, which serves as an inviting dining area or a peaceful spot to unwind. With French doors opening out to the garden, this space seamlessly connects the indoor and outdoor areas, perfect for enjoying al fresco meals or simply basking in the natural light.

The lounge is a light-filled haven that exudes style. It's the ideal spot to relax and entertain guests, with plenty of space to create your own cosy retreat.

This property boasts two generously sized bedrooms, with one offering stunning views across Whitehaven and towards the fells. Imagine waking up to such picturesque vistas each morning. The eye-catching first-floor shower room adds a touch of luxury to the every-day routine, making you feel like you're in a spa retreat every time you step inside.

In terms of outdoor spaces, the property features a low-maintenance garden at the front and a larger garden at the rear.

The rear garden is a real gem, with a decked area perfect for outdoor gatherings, as well as a large brick-built outbuilding that could serve as additional storage or be transformed into a home bar or gym – the possibilities are endless.

Parking is not an issue here, with plenty of space available at the rear of the property for multiple vehicles. This property offers exceptional value for money, combining modern amenities with a prime location that's only a couple of minutes' drive from Whitehaven town centre. You'll have easy access to a range of amenities, including shops, restaurants, and leisure facilities.

For those with children, the property is conveniently located near several schools, such as Monkway Junior School, Kells Infant School, and St Mary's Catholic Primary School, ensuring that education is always within reach.

With stylish flooring throughout and a host of other features waiting to be discovered, this property is a true gem that effortlessly captures the essence of modern living. Don't miss out on the opportunity to make this your new dream home.





## 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 remortgaging 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.















