



**Extended family home**

**Three light and airy bedrooms**

**Large open plan family living area**

**Sought-after area close to local schools**

**Stylish modern kitchen and bathroom**

**Good size garden, garage and driveway**



This beautiful three bedroom extended family home is located on a quiet street in one of the most sought-after areas of Whitehaven. Tastefully decorated from top to bottom the property will certainly attract the attention of first-time buyers, couples and families who want to be in this desirable area. Within easy walking distance of local schools including Hensingham, Jericho, St Benedict's and Whitehaven. The property has been extended by the current owner, to create a fantastic versatile family home, incorporating an extension to the stylish modern kitchen. The property has a hallway and lovely lounge, which is open to a large dining/ family room with French doors opening out to the rear garden. There is also the stylish modern kitchen/diner which has plenty of storage, and high gloss units. To the first floor there are three light and airy bedrooms and a modern bathroom suite. Externally the property benefits from a spacious drive which provides plenty of off-street parking and also leads to the garage. To the front, the property has a low maintenance gravelled area and to the rear the property enjoys a good size low maintenance garden, with large lawn and raised patio. Internal viewing is essential to fully appreciate this lovely home.

## ACCOMMODATION

### Entrance hall 4' 5" x 3' 8" (1.35m x 1.12m)

Entered through a modern composite door with pattern glass panel and matching uPVC side panel with frosted glass. Double panelled radiator. Provides access to the first floor by the stairs, and into the lounge.

### Lounge 14' 8" x 13' 1" (4.47m x 3.98m)

Good-sized, well presented lounge with modern coal-effect gas fire set into marble inset and hearth with decorative marble-effect surround. Decorative coving to the ceiling, TV aerial points and uPVC double glazed window looking out onto the front of the property. The lounge is open to the dining area via an archway.



### Open plan dining/sitting room 21' 5" x 8' 6" (6.52m x 2.59m)

Benefiting from a good-sized extension, this fantastic space could easily incorporate dining area and separate playroom or home office. This large versatile space is currently open and used as a family/play room. With uPVC double glazed patio doors out onto the rear garden. Decorative coving to the ceiling and two double panelled radiators. Provides access into the kitchen/diner.

### Kitchen/Diner 21' 1" x 8' 3" (6.42m x 2.51m)

This immaculate, spacious, modern kitchen/diner, also benefiting from the extension to the rear of the property, has a range of modern high-gloss grey wall and base units with lovely contrasting white marble-effect worktops. Double electric oven, integrated microwave and integrated fridge/freezer. Gas hob with stainless steel splashback with modern extractor hood above, integrated dishwasher and washing machine. 1.5 modern grey sink and drainer with mixer tap. Double panelled radiator, uPVC double glazed window and spotlights to the ceiling. There is also a large under stairs storage cupboard.



### First floor landing

With uPVC double glazed window, storage cupboard and loft access. Provides access to bedrooms and the family bathroom.

### Bedroom three 7' 4" x 6' 8" (2.23m x 2.03m)

Good-sized third bedroom with uPVC double glazed window overlooking the rear garden and single panelled radiator.

### Bedroom two 10' 8" x 9' 6" (3.25m x 2.89m)

Spacious double bedroom with single panelled radiator, decorative coving to the ceiling and uPVC double glazed window overlooking the rear garden.





**Master bedroom 11' 7" x 10' 1" (3.53m x 3.07m)**

Spacious well presented, double bedroom with modern decor, single panelled radiator, decorative coving to the ceiling and uPVC double glazed window overlooking the front of the property.

**Bathroom 6' 1" x 6' 0" (1.85m x 1.83m)**

Immaculate modern bathroom with white suite briefly comprising of bath with mixer tap and electric shower over, with controls built into the PVC surround and glass shower screen, pedestal wash basin, and WC. Modern towel heating radiator, uPVC double glazed window with frosted glass and extractor fan to the ceiling.

**Externally**

Externally to the front of the property is a good-sized gravelled garden which is walled around with large driveway, providing off-road parking for multiple cars, leading up to the single garage which has an up and over door and power points. To the rear of the property is a lovely raised patio area and good-sized lawn which is fenced around, perfect for family life.

**TENURE:**

We have been informed by the vendor the property is freehold

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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.



