



1 Dove Way, Whitehaven, CA28 9BW

Guide Price £259,950

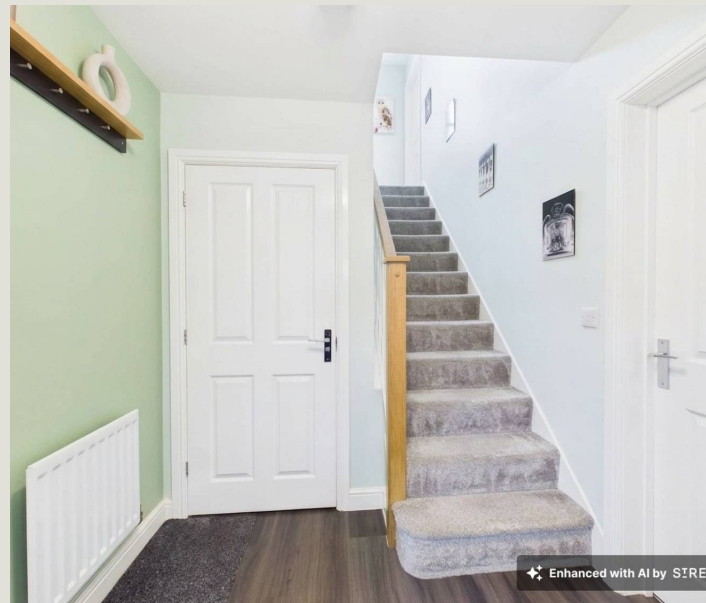
PFK

1 Dove Way

The Property:

A beautifully presented three bedroom detached family home occupying a larger than average plot on the desirable Story Homes development, on the edge of Whitehaven. Only around six years old and presented in excellent, move-in ready condition, the property has the added benefit of having had all snagging issues identified from the original new build purchase addressed. Offering well planned accommodation, contemporary finishes and an impressive rear garden, this is a particularly attractive home for families, first-time buyers or those relocating to the area. The ground floor comprises an entrance hallway, a bright and welcoming lounge with bifold doors opening directly onto the garden, a stylish contemporary dining kitchen with further patio doors, a useful utility room and WC. Upstairs are three well appointed bedrooms, with the principal bedroom benefiting from an ensuite shower room, while a further bedroom features a full wall of modern sliding wardrobes.

Outside is where this home really stands apart, occupying a generous plot with a substantial enclosed rear garden which has been thoughtfully landscaped by the current owner.



1 Dove Way

The Property continued....

The lounge and kitchen both open onto a patio area, with steps leading down to a good sized lawn, gravelled planted area and a further decked seating area beneath a steel framed pergola, which is included in the sale. To the front is a low maintenance lawn and private driveway providing parking for two vehicles.

Situated on a popular modern development in a convenient edge of town position, the property offers an excellent balance of modern living, outdoor space and accessibility, with Whitehaven town centre, local amenities, schools and transport links all within easy reach. The A595 is also readily accessible, providing straightforward connections towards employment centres along the west coast and surrounding towns. A superb modern family home in a sought after setting, viewing is highly recommended.





1 Dove Way

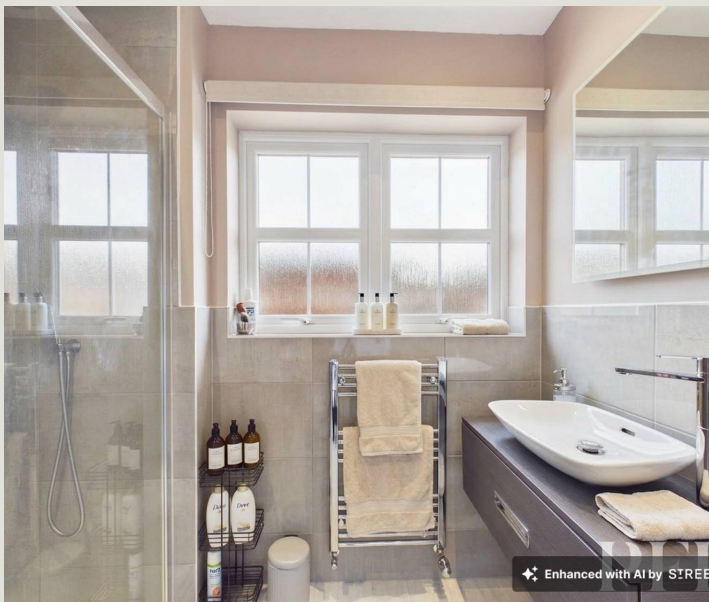
Location & Directions:

Dove Way is ideally positioned on the edge of Whitehaven within a popular Story Homes development, close to local amenities, schools and Whitehaven town centre. The town offers both bus and rail links, while easy access to the A595 makes commuting towards employment centres along the west coast and surrounding towns straightforward. A convenient setting for families, commuters and those relocating to the area.

Directions

The property can be located using either CA28 9BW or W3W///expressed.contain.notch

- 3 bed detached home situated on desirable Story Homes development
- Larger than average plot with substantial rear garden
- Driveway Parking for 2 cars
- Edge of town location
- Ideal for families or first time buyers
- EPC rating B
- Tenure: Freehold
- Council Tax: Band C



ACCOMMODATION

Entrance Hallway

Lounge

18' 7" x 9' 10" (5.67m x 3.00m)

Dining Kitchen

18' 8" x 8' 9" (5.69m x 2.67m)

Utility Room

7' 0" x 4' 4" (2.13m x 1.31m)

WC

6' 5" x 3' 6" (1.95m x 1.06m)

FIRST FLOOR

Landing

Bedroom 1

12' 8" x 9' 0" (3.87m x 2.74m)

En-Suite

7' 7" x 5' 7" (2.30m x 1.69m)

Bedroom 2

10' 3" x 10' 1" (3.12m x 3.07m)

Bedroom 3

8' 2" x 8' 2" (2.48m x 2.49m)

Family Bathroom

8' 0" x 5' 6" (2.43m x 1.68m)



EXTERNALLY

Garden

The property enjoys a larger than average plot, with the rear garden providing an excellent private outdoor space for both families and entertaining. The current owner has thoughtfully landscaped the garden, which is fully enclosed and features a patio accessed directly from the lounge's bifold doors and kitchen patio doors. Steps lead down to a good sized lawn, with gravelled area and a further decked seating area beneath a steel framed pergola, included in the sale. There is also a small lawned garden to the front of the property, designed for easy maintenance and complements the property's attractive frontage.

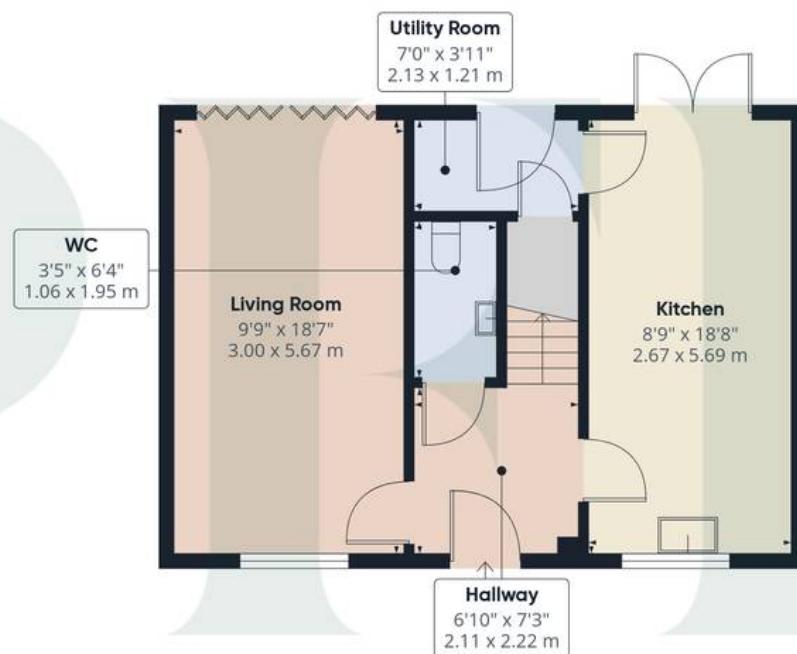
Driveway

2 Parking Spaces

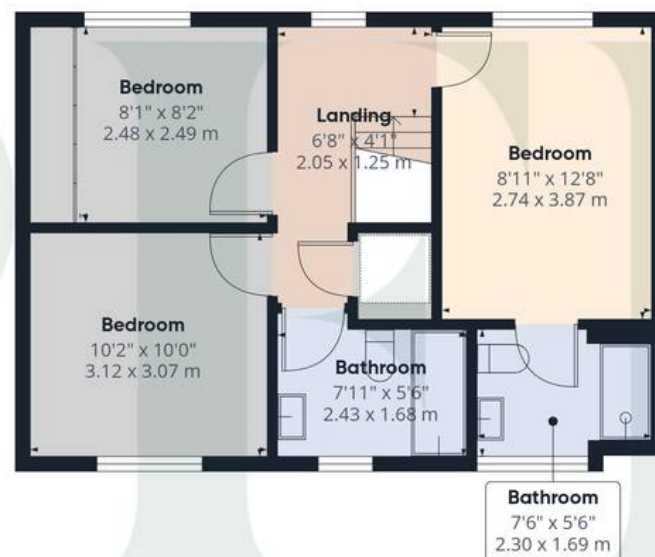
To the front of the property is a private driveway providing offroad parking for two cars, complemented by a low maintenance lawned frontage. The dedicated driveway provides convenient parking directly outside the home and is particularly useful for family living and visitors.







Floor 0



Floor 1



Approximate total area⁽¹⁾

920 ft²

85.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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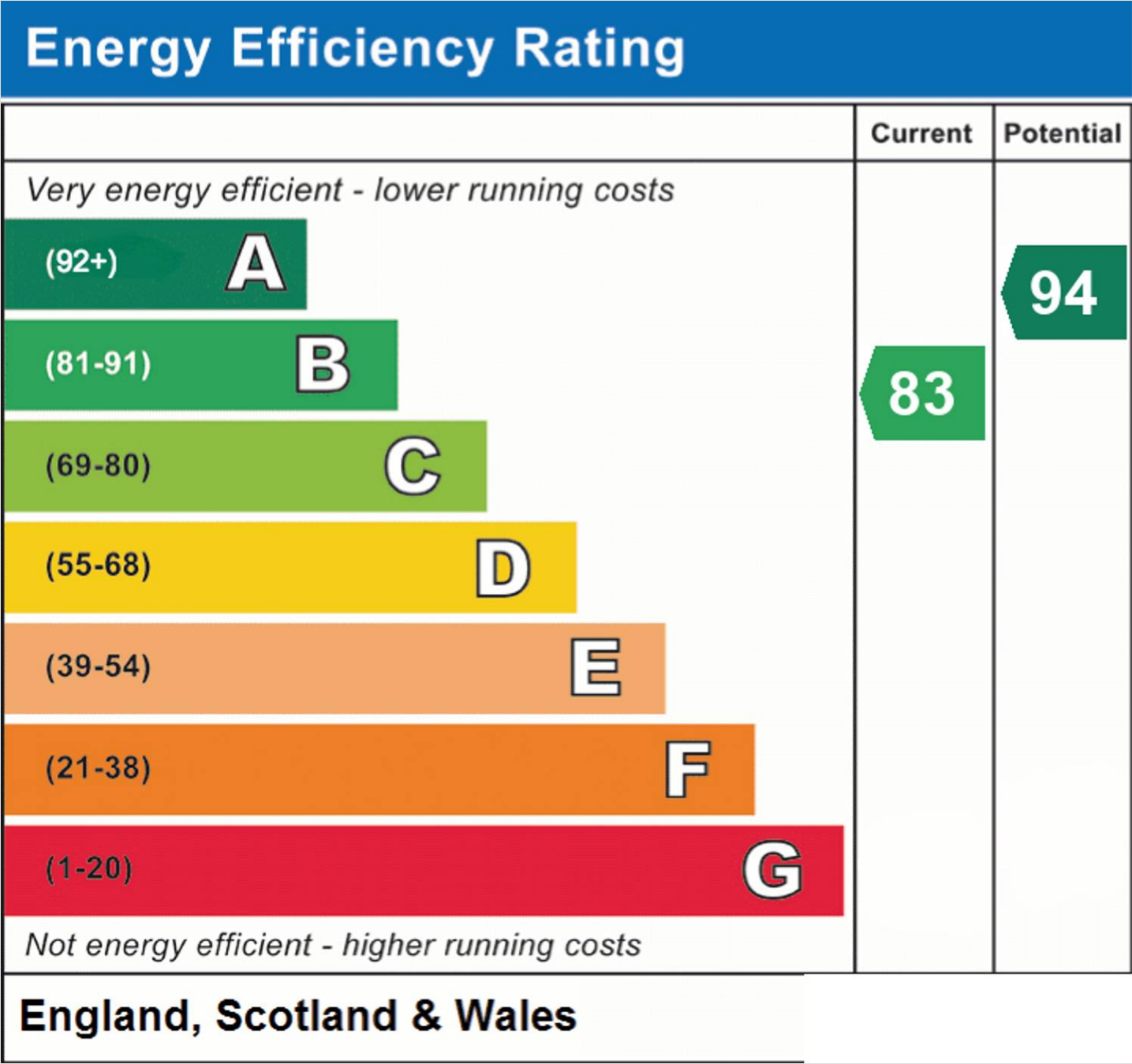
ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

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