

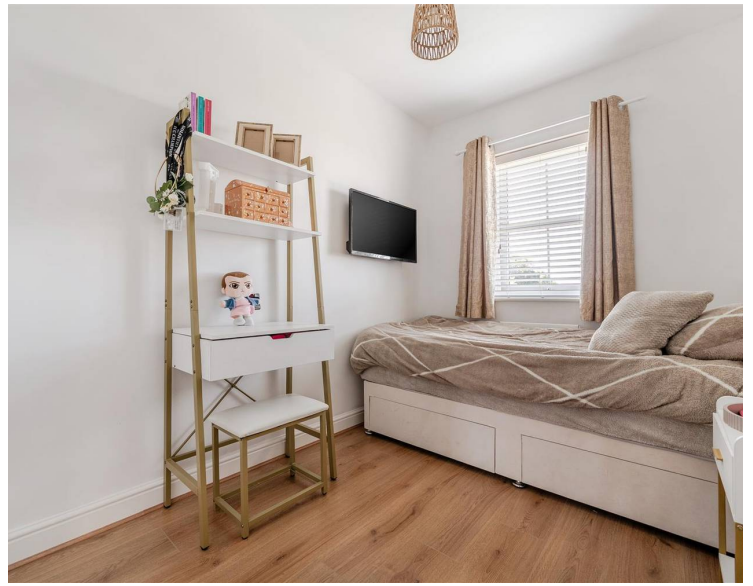


25 Sycamore Drive, Seaton - CA14 1NG

£225,000 Freehold





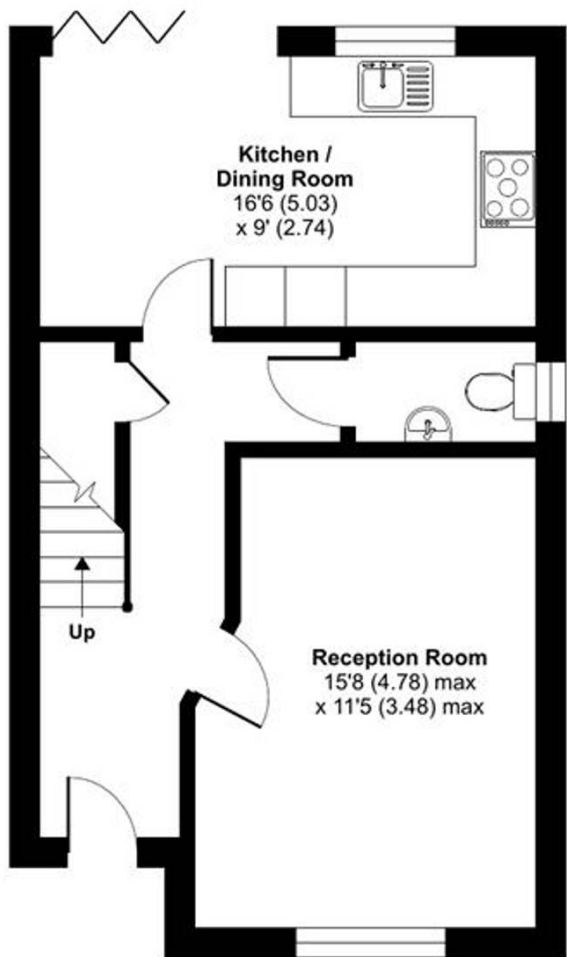


- Located on the highly sought-after and extremely popular new-build development in High Seaton, offering a modern and family-friendly setting
- Beautifully presented throughout with a contemporary finish, allowing buyers to move straight in with no work required
- Stylish main family bathroom complemented by a private en-suite to the principal bedroom alongside convenient downstairs W. C, perfect for guests and everyday family living
- Block paved driveway providing off-road parking for two vehicles
- Attractive, low-maintenance rear garden featuring high-quality artificial lawn, eliminating the need for regular upkeep
- Composite decking area, ideal for outdoor dining, entertaining, or relaxing throughout the year alongside generous paved patio seating area
- Highly efficient energy performance rating B

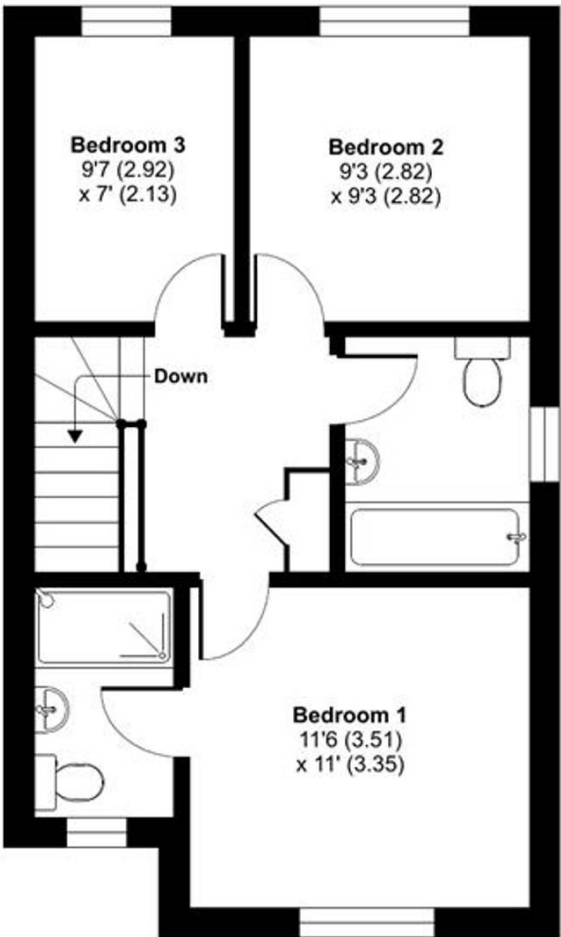
Sycamore Drive, High Seaton, Seaton, Workington, CA14

Approximate Area = 926 sq ft / 86 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n2checon 2026. Produced for Grisdale. REF: 1488386

You can include any text here. The text can be modified upon generating your brochure.

OWNERS COMMENTS

In the owners words: 'We love living here but are looking for something a bit larger to accommodate our growing family. There is a great sense of community and safety around Sycamore Drive and it has been a pleasure living here.'

THINGS YOU NEED TO KNOW

The property is Freehold and benefits from mains gas, electric, water and drainage services. The property has a water meter. There is an annual charge of £220 payable for maintenance of the communal grass and playpark.

MODERN AND READY TO MOVE INTO

Designed for modern-day living, this beautifully presented home, built just seven years ago, offers stylish and well-planned accommodation throughout. The contemporary high-gloss kitchen with integrated appliances provides the perfect space for both everyday family life and entertaining, while the sleek family bathroom, convenient ground-floor W.C., and en-suite shower room to the principal bedroom add comfort and practicality. Finished to a high standard with modern fixtures and fittings, this impressive home is ready to move straight into, offering the perfect blend of style, convenience, and contemporary living.

PLENTY OF SPACE WRAPPING AROUND

Outside, the property continues to impress with a generous, sun-filled rear garden that has been thoughtfully designed for both relaxation and entertaining. Enjoying an excellent sunny aspect, this fantastic outdoor space is wonderfully low maintenance, featuring high-quality artificial lawn, a stylish composite decked seating area, and a spacious patio—perfect for al fresco dining, summer barbecues, or simply unwinding throughout the day. A useful storage shed is included, while secure side access via a lockable gate adds both practicality and peace of mind. To the front, a smart block-paved driveway provides convenient off-road parking for two vehicles.

LOCAL COMMUNITY - CA14

CA14, centered on Workington and surrounding coastal and residential areas, offers a well-established West Cumbrian community with a strong industrial heritage and a broad range of modern amenities. The area provides extensive everyday convenience, including major supermarkets alongside a busy town centre with retail, cafés and leisure facilities. Schooling is well catered for with options including St Joseph's Catholic High School and Workington Academy, while healthcare services are available locally through GP practices and nearby hospitals. Residents benefit from strong transport links via the Cumbrian Coast Line and major road connections, supporting access to surrounding towns and employment hubs. With its combination of coastal location, strong infrastructure and wide range of services, CA14 is well suited to families, professionals and commuters seeking convenience alongside community living.

