



4 Ash Grove, Whitehaven, CA28 6LF

Guide Price **£278,000**

PFK

4 Ash Grove

The Property:

Tucked away at the end of a quiet cul-de-sac in one of Whitehaven's most popular residential areas, this attractive detached home offers privacy, space, and convenience in equal measure. The property has been thoughtfully upgraded by the current owners, now boasting a high quality kitchen and a superb four piece family bathroom. With a modern layout and excellent outdoor space, this is a perfect choice for growing families or those seeking more room to enjoy.

The accommodation comprises an entrance hallway, an open plan lounge with wood burning stove and steps up to a spacious dining area, and a modern kitchen with integrated appliances. There is also a flexible office/playroom and a ground floor shower room. Upstairs, the property enjoys a spacious landing, principal bedroom with walk-in dressing room (which could be reinstated as a fifth bedroom if needed), three further bedrooms, and a recently fitted contemporary bathroom.

Externally, there is driveway parking, a detached garage, and a particularly generous rear garden featuring an elevated decked patio and a detached summerhouse, ideal for hobbies, home working or entertaining.

This is a home that perfectly balances comfort, style and practicality, beautifully presented and move in ready, in a prime, peaceful setting just minutes from local schools, amenities and coast. A rare opportunity not to be missed.





4 Ash Grove

Location & directions:

Ash Grove is located within a popular and established residential area to the south of Whitehaven town centre. The setting offers a peaceful environment while being within easy reach of everyday amenities, supermarkets, and well-regarded schools, including St Benedict's and Whitehaven Academy. The A595 is easily accessible, making commuting to Sellafield, Workington, and surrounding employment centres highly convenient. The West Cumbria coastline and Lake District National Park are also within close reach, offering weekend adventure just minutes away.

Directions

The property can be located using CA28 6LF or What3words///cookbooks.they.eyeliner



- Well presented 4 bed detached home in sought after area
- Council Tax: Band D
- Tenure: Freehold
- EPC rating D

ACCOMMODATION

Entrance Hallway

Approached via part glazed composite door. Bright entrance with stairs leading to first floor accommodation, with small storage cupboard below. Radiator. Doors to accommodation including double part glazed doors opening into the lounge.

Lounge

18' 10" x 11' 5" (5.74m x 3.47m)

A bright and spacious reception room with 2 windows to the front, attractive wood burning stove set on tiled hearth with solid wood mantel, laminate flooring and steps leading to dining area.

Dining Area

14' 3" x 7' 7" (4.35m x 2.30m)

Large window to rear aspect overlooking the property's garden, radiator, wooden flooring and door leading to the kitchen.

Kitchen

18' 9" x 9' 1" (5.71m x 2.76m)

Recently refitted with contemporary matching wall and base units, with complementary worksurface incorporating a Belfast sink. Space for American style fridge/freezer. Space for range style cooker, with extractor fan, integrated dishwasher and plumbing for washing machine. Tiled splashbacks, dual aspect windows to side and rear elevations, wooden flooring and part glazed UPVC door leading out to the gardens.

Office/Playroom

8' 3" x 6' 0" (2.51m x 1.83m)

Suitable for variety of uses from home working to a playroom. Benefits from window and radiator.

Shower Room

5' 3" x 5' 10" (1.60m x 1.79m)

Fitted with modern white suite comprising close coupled WC, wash hand basin and corner shower cubicle with mains shower. Victorian style radiator, obscured window, fully tiled walls and flooring.



FIRST FLOOR LANDING

With large window to half landing. Doors to accommodation.

Bedroom 2

11' 6" x 9' 2" (3.51m x 2.79m)

Double bedroom with window and radiator.

Family Bathroom

6' 11" x 9' 1" (2.10m x 2.78m)

Recently fitted with contemporary four piece suite comprising close coupled WC, wash hand basin set on modern vanity unit, shower cubicle with mains shower and panelled bath. PVC panelled walls, obscured window, chrome laddered radiator and tiled flooring.

Bedroom 3

13' 9" x 9' 0" (4.19m x 2.75m)

Currently used as a dressing room and benefitting from window and radiator.

Principal Bedroom

10' 6" x 12' 5" (3.19m x 3.79m)

Large double bedroom with window, radiator and part panelling to one wall. Door to dressing room.

Dressing Room

8' 4" x 5' 1" (2.53m x 1.56m)

Benefitting from window and radiator. Currently utilised as a dressing room, a door could be installed from the main landing to allow this to be used as a small fifth bedroom if required, subject to permissions.

Bedroom 4

13' 9" x 6' 0" (4.19m x 1.84m)

With window and radiator.





EXTERNALLY

Front Garden

There is a lawned garden to the front with steps leading up to a small patio area and on to the property.

Rear Garden

The rear garden is substantial and mainly laid to lawn, with an elevated decked patio incorporating built in seating and a summerhouse (8ft x 7.9ft)

DRIVEWAY

1 Parking Space

There is driveway parking to the front of the property for 1 car.

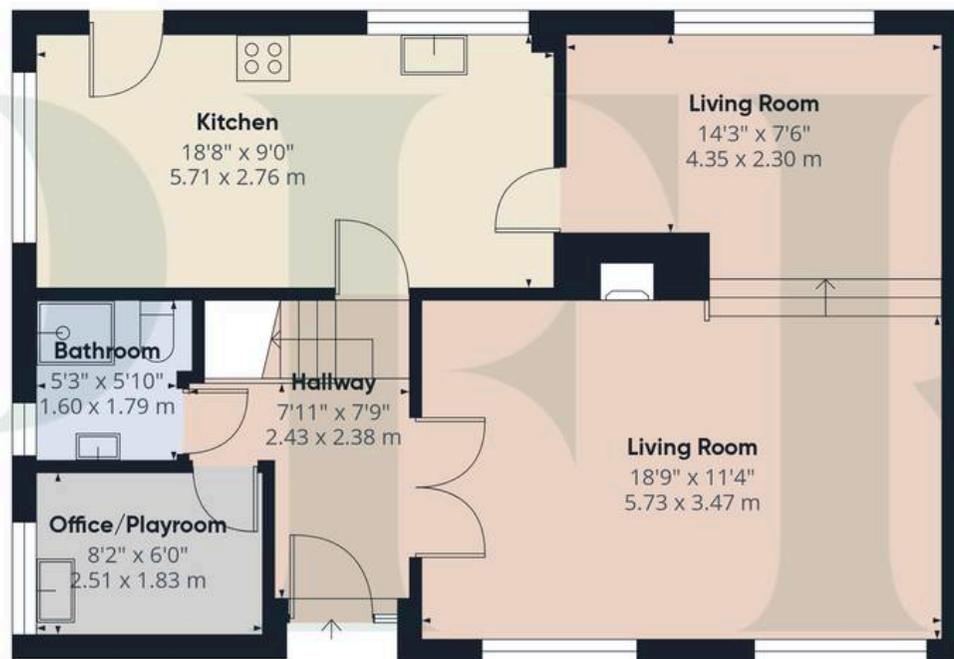
GARAGE

Single Garage

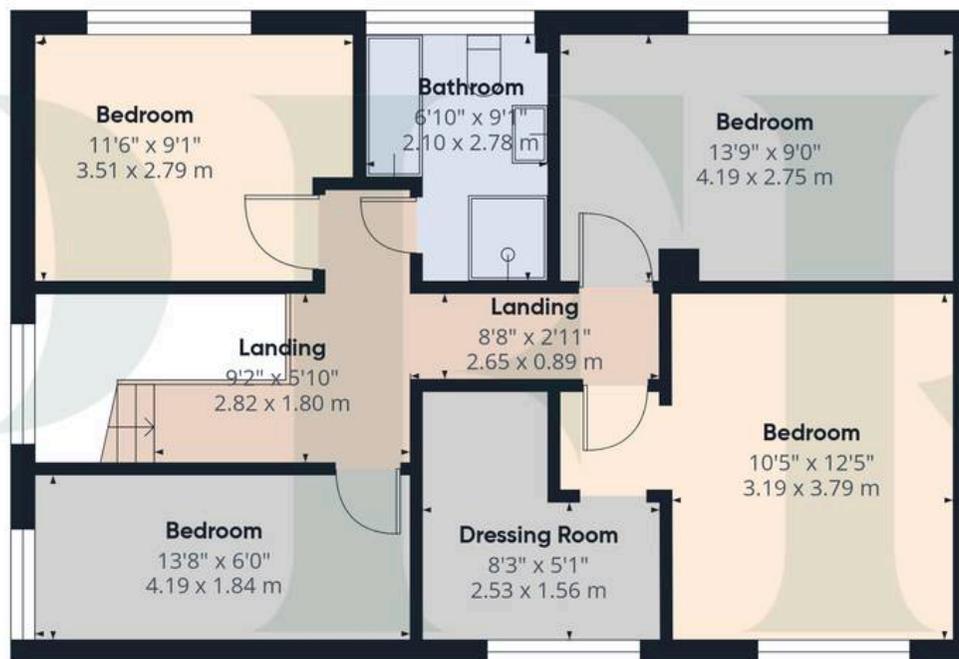
Detached single garage with up and over door (19'2" x 18'10")







Floor 0



Floor 1

Approximate total area⁽¹⁾

1338 ft²

124.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

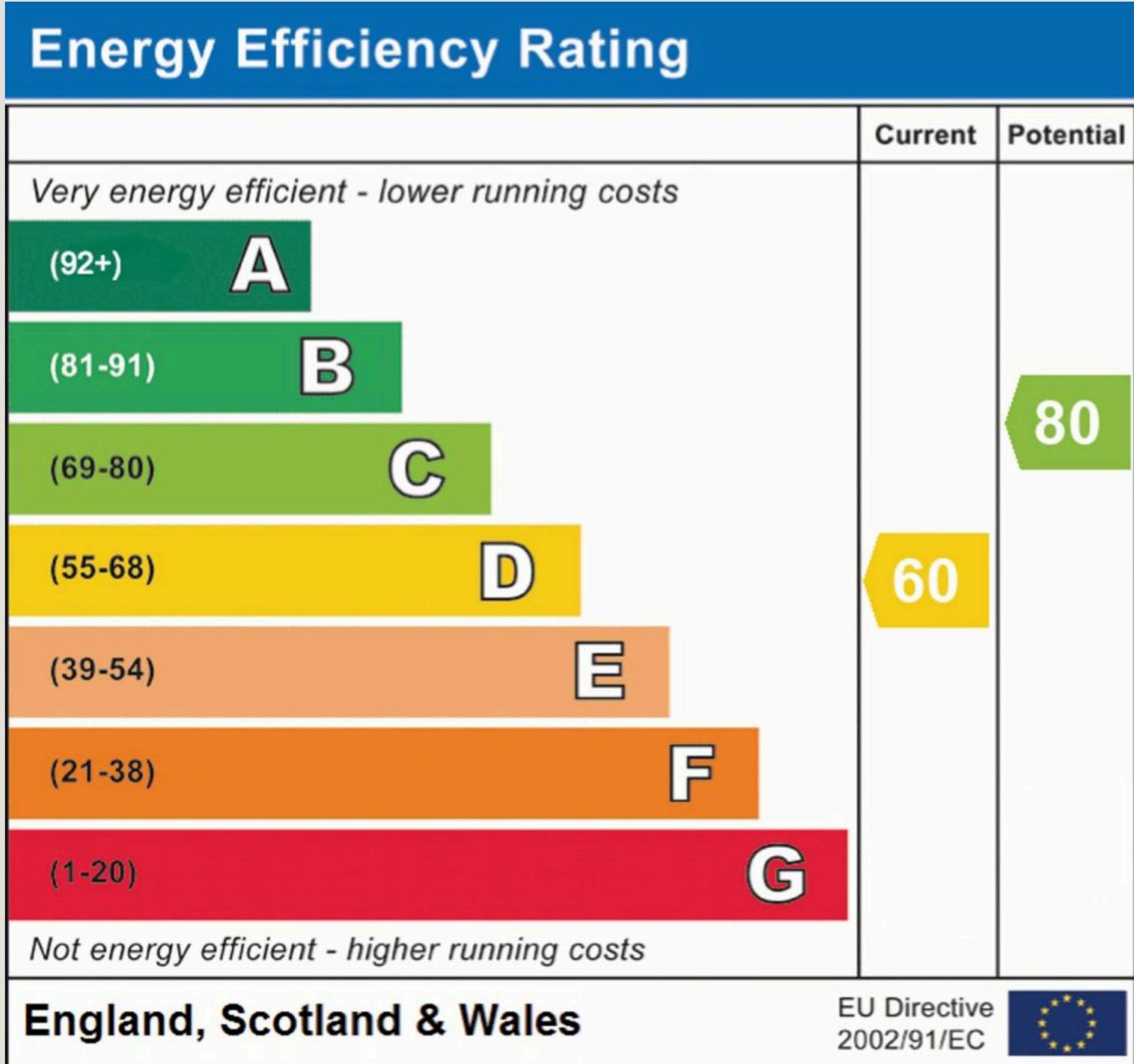
ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas fired 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 & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





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