



# GRISDALES

PROPERTY SERVICES



## 49 Clarendon Drive, Whitehaven, CA28 9SD

**£245,000**

Step into a home where space, style, and convenience come together effortlessly—and with NO ONWARD CHAIN, your next chapter can begin without delay. Set within the well established Storey Homes development, Edgehill Park, this impressive three-storey townhouse known as a Haltham is only one of two built on the estate, blends modern living with a setting that respects the area's rich heritage and natural surroundings. Just a short distance from Whitehaven Town Centre, and within easy reach of major employment hubs.

Number 49 welcomes you with a sense of versatility and flow. At its heart lies a contemporary fitted kitchen, opening into a bright dining space. The home also offers two generous reception rooms, giving you the freedom to create spaces that suit your lifestyle, whether that's a cosy lounge, a home office, or even a fourth bedroom. Upstairs, you'll find two modern bathrooms designed with comfort in mind, alongside well-proportioned bedrooms. A convenient ground floor W.C. adds to the practicality of the layout.

Outside, a low-maintenance rear garden offers a private space to unwind, while off-road parking and a garage complete this appealing home.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: [whitehaven@grisdales.co.uk](mailto:whitehaven@grisdales.co.uk)

## THINGS YOU NEED TO KNOW

The property is Freehold and offers mains gas, electricity water and drainage services.

The property has a water meter located in the Garage.

Fully boarded out loft space providing excellent storage space.

## ENTRANCE HALL

Accessed via a composite front door; Stairs to first floor landing; radiator; under stairs storage cupboard; doors to:

## WC



WC; wash hand basin; radiator; half-tiled walls.

## RECEPTION ROOM 1

15'7" x 9'10" (4.77 x 3.00)



Double glazed doors to rear garden; radiator; rear aspect double glazed window; telephone point; television point; wall mounted television bracket; door to access:

## INTEGRAL GARAGE

16'11" x 8'5" (5.17 x 2.57)

Plumbing for washing machine; external water tap.

## STAIRS/FIRST FLOOR LANDING

Stairs accessed from entrance hall. Doors to:

## KITCHEN/DINING ROOM

15'7" x 13'9" (max) (4.76 x 4.20 (max))



L-shaped kitchen/diner. The kitchen has a range of contemporary wall and base units with complementary work surfaces; inset stainless steel sink unit; integral electric oven with 4-ring gas hob and stainless steel extractor hood over; integral dishwasher; integral fridge and freezer; double glazed window.

The dining area has 2 x radiators; television point; double glazed double doors overlooking the rear garden.

## LOUNGE

16'7" x 15'8" (max) (5.08 x 4.78 (max))



Twin front aspect double glazed windows; radiator; electric fire set in contemporary surround; television bracket mounted over; 2 x radiators; television point and telephone point.

## STAIRS/SECOND FLOOR LANDING

Loft access; airing cupboard; doors to:

## BEDROOM 1

9'10" x 7'0" (3.00 x 2.15)



Single bedroom with rear aspect double glazed window; radiator; television point.

### BEDROOM 2

13'4" x 8'2" (4.06m x 2.49m)



Double bedroom with rear aspect double glazed window; radiator; television and telephone points; wall mounted television bracket.

### BEDROOM 3

11'6" x 10'3" (3.53 x 3.13)



Double bedroom with front aspect double glazed window; radiator; television point and telephone point; wall mounted television bracket; door to en-suite.

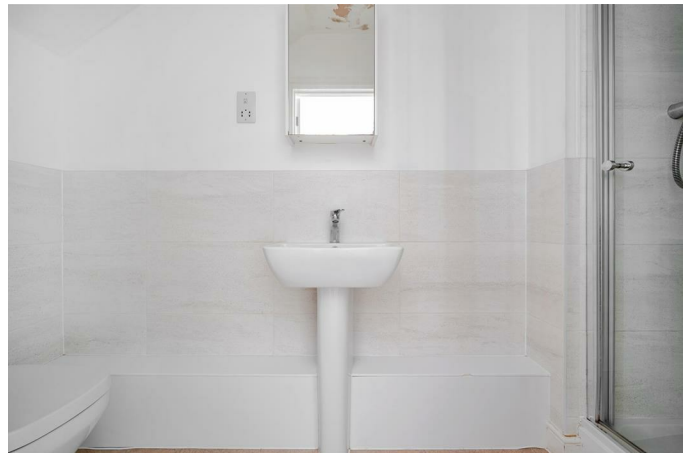
### BATHROOM

8'7" x 6'5" (2.62 x 1.96)



Contemporary 4-piece suite comprising bath with mixer tap and shower head over; WC; wash hand basin; corner shower cubicle; half-tiled walls; ladder style radiator.

### EN-SUITE SHOWER ROOM



Contemporary 3-piece suite comprising shower cubicle, WC and wash hand basin; shaving points; ladder style radiator; half-tiled walls.

### EXTERNAL - FRONT



The property offers off-road parking for 2 vehicles to the front, including access to the single integral garage.

## EXTERNAL - REAR



To the rear of the property there is a good sized, low maintenance, split level garden with gated access out to the side of the property.

## DIRECTIONS

.Head west on Irish St/B5345 towards Howgill St, Turn left onto New Town/B5345, continue to follow B5345 for 0.2 mi. At the roundabout, take the 2nd exit onto Preston St/B5345. Continue to follow B5345, then take a slight left onto Meadow View/B5345. Turn right onto Wilson Pit Rd and you will see the Edgehill Park Development on the right.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band D.

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

## NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market

valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

## SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

## MORTGAGE ADVICE

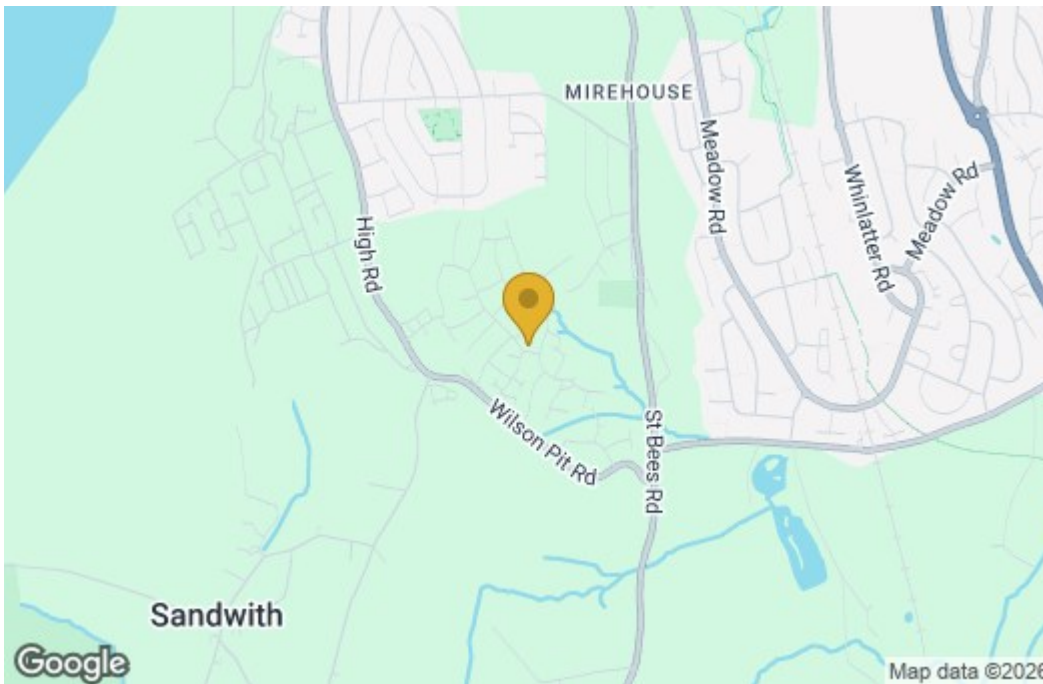
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

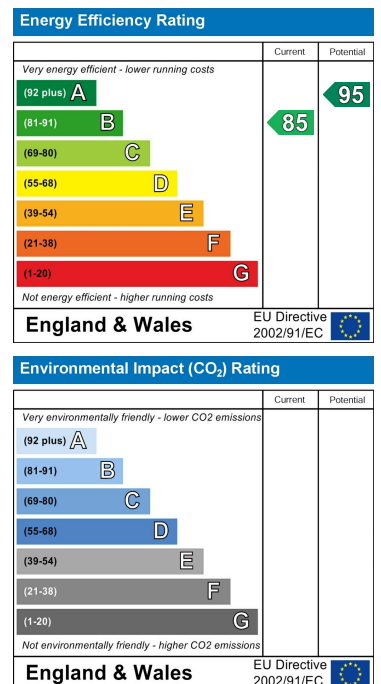
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.