



27 Clarendon Drive, Whitehaven, CA28 9SD

Guide Price **£169,950**

PFK

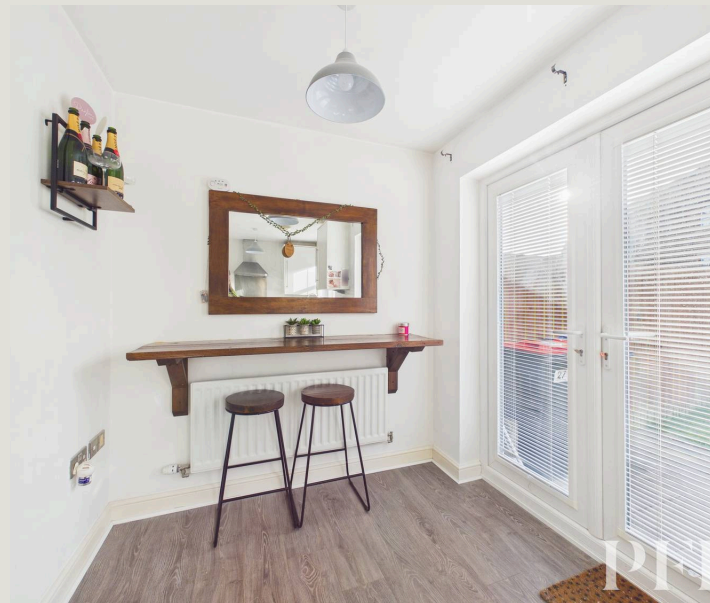
27 Clarendon Drive

The Property:

Tucked away on a popular modern development on the edge of Whitehaven, this beautifully presented two bedroom home, built in 2017, offers an ideal opportunity for first-time buyers and young professionals. Positioned set back from the road, the property enjoys a peaceful and private feel, while still benefitting from excellent access to local amenities and key transport links. The accommodation is stylish and well maintained throughout, ready for a new owner to move straight in and enjoy.

The ground floor comprises a welcoming entrance hallway, a bright and comfortable lounge, and a contemporary dining kitchen fitted with modern units and patio doors that open out onto the enclosed rear garden. A convenient cloakroom/WC completes the ground floor layout. To the first floor, there are two well proportioned bedrooms, including a spacious main bedroom with modern fitted wardrobes, alongside a sleek family bathroom finished to a high standard. Externally, the property benefits from two allocated parking spaces and a private, enclosed rear garden, ideal for outdoor dining or family use.

Situated within a quiet estate, this home truly offers the best of both convenience and tranquillity. Early viewing is highly recommended to fully appreciate all that this fantastic property has to offer.





27 Clarendon Drive

Location & Directions:

Situated on the outskirts of Whitehaven, the property enjoys close proximity to a wide range of town centre amenities including shops, railway station, and leisure facilities. Excellent road links are available via the nearby A595 road, providing convenient access for commuters travelling to major employment centres such as Sellafield and beyond.

Directions

The property can be located on Clarendon Drive using either CA28 9SD or W3W///awoke.physics.summit

- **Modern 2 bed home built in 2017**
- **Edge of town location**
- **2 parking spaces**
- **Enclosed rear garden**
- **Perfect starter home**
- **Tenure: Freehold**
- **Council Tax Band B**
- **EPC Rating B**



ACCOMMODATION

Entrance Hallway

WC

6' 1" x 3' 1" (1.86m x 0.93m)

Lounge

13' 5" x 14' 10" (4.10m x 4.51m)

Kitchen/Diner

7' 8" x 14' 10" (2.33m x 4.52m)

FIRST FLOOR LANDING

Bedroom 1

10' 0" x 12' 9" (3.06m x 3.89m)

Bedroom 2

11' 3" x 8' 1" (3.44m x 2.47m)

Bathroom

5' 6" x 6' 5" (1.67m x 1.96m)





EXTERNALLY

Garden

The property benefits from an enclosed garden to the rear.

Allocated Parking

2 Parking Spaces

The property benefits from 2 owned parking spaces to the side of the property.



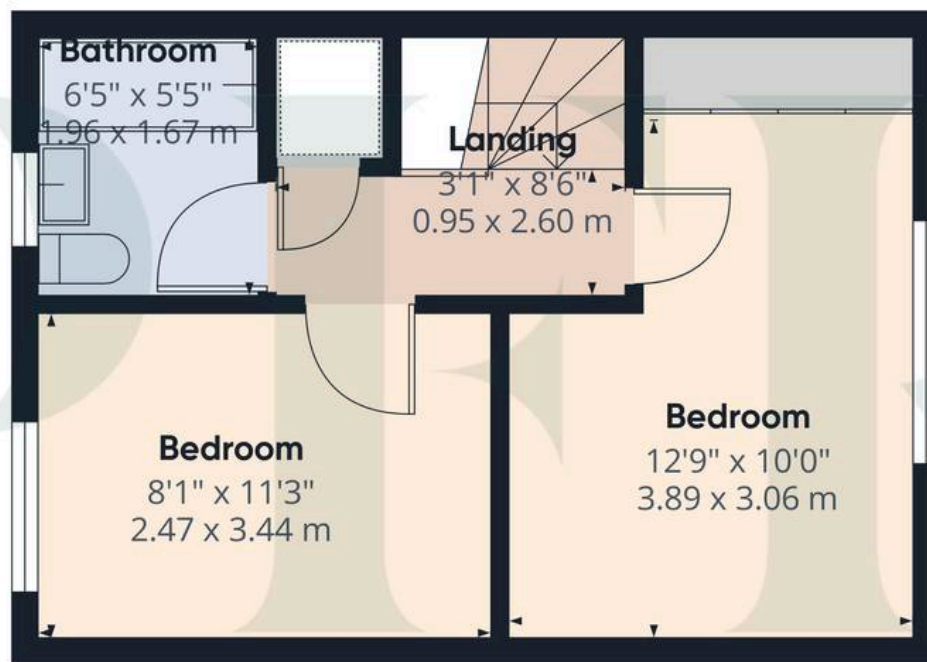


Floor 0

Approximate total area⁽¹⁾

615 ft²

57.1 m²



Floor 1



(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.

GIRAFFE360

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.

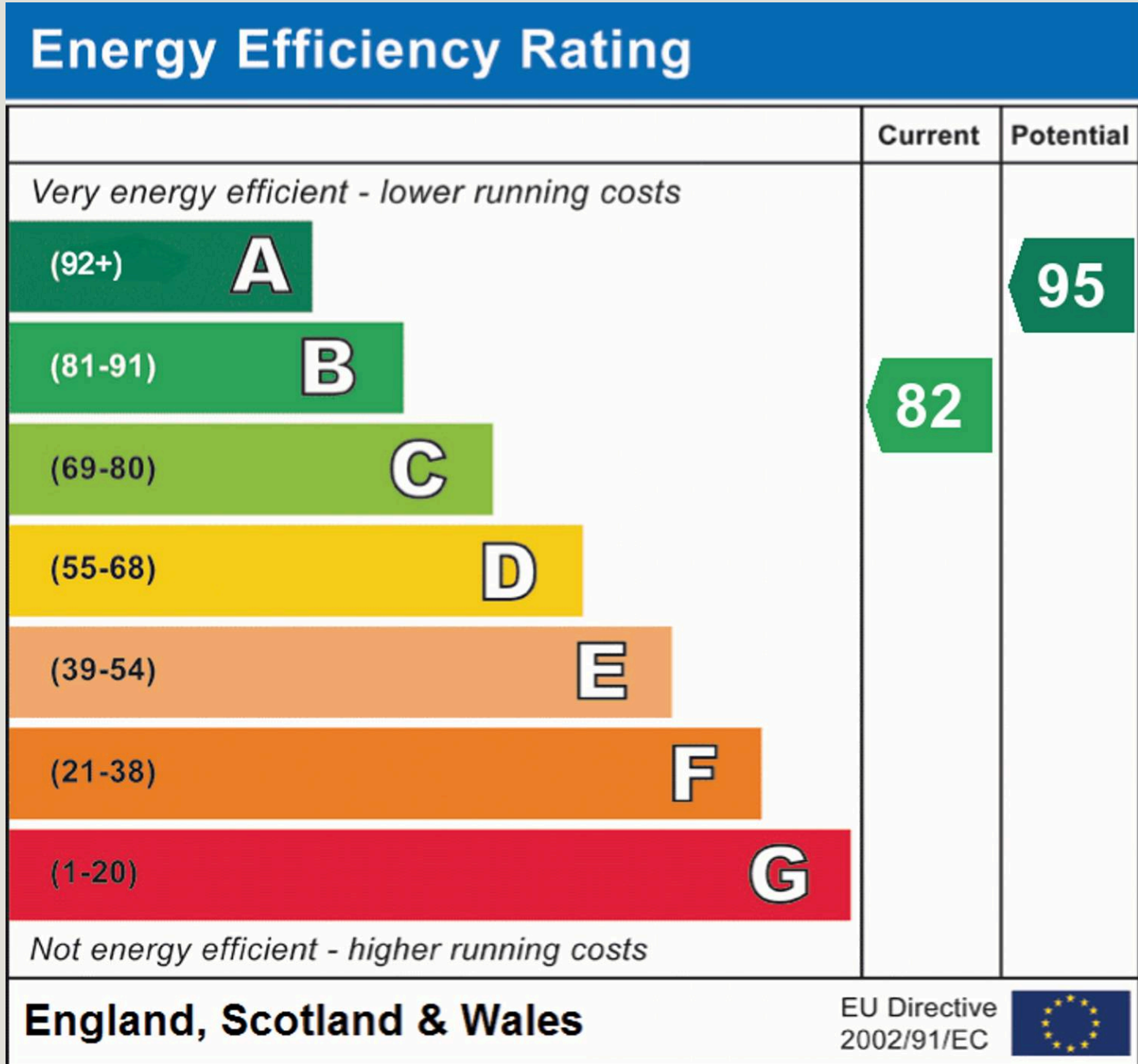
Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Estate Agents Act 1979

Please be advised the seller is related to an employee of PFK Estate Agents.





PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

PFK

