





31 The Fairways, Seascale - CA20 1RD

£245,000 Freehold

A stone's throw from the beach! A lovely three-bedroom detached family home in highly sought-after location, The Fairways, offering spacious living, generous gardens and driveway parking.

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A lovely home in a sought-after location! Situated on **The Fairways, one of Seascale's most popular residential developments**, this attractive three-bedroom detached property is just a short stroll from the beautiful beach and village ice cream parlour – perfect for enjoying everything coastal village life has to offer. Offering spacious, well-presented accommodation, a generous enclosed rear garden and driveway parking.

Step inside and you'll find a welcoming entrance hallway with contemporary neutral décor, attractive wall panelling and wood-effect flooring. The spacious kitchen/diner is fitted with stylish shaker-style units, **slate flooring** and a range of integrated appliances, with plenty of room for a family dining table. There's also the added benefit of a generous **separate utility room**, providing excellent additional storage and laundry space, together with a **handy ground floor WC**.

The living & dining room is a real highlight, offering a lovely light and airy space with plenty of room to relax and entertain. French doors open directly onto the rear garden, creating a lovely connection between inside and out. The dining area is currently arranged as a home office, demonstrating the **flexibility of the space**, although there's plenty of room for a full-sized dining table.

Upstairs, there are **three well-proportioned bedrooms**, with the principal bedroom enjoying its own **en-suite shower room**. The remaining bedrooms are served by a modern family bathroom, while a partially boarded loft provides useful additional storage.

Outside, the property continues to impress. To the front is a lawned garden and a tarmac driveway providing **off-road parking for two vehicles**. The enclosed rear garden offers a wonderful space to enjoy, with a generous lawn, paved patio areas and two raised timber decking areas, one featuring an attractive pergola. Whether it's summer barbecues, entertaining friends or simply enjoying a quiet afternoon in the garden, **there's plenty of room to make the most of it**. A useful timber shed and gated side access complete the outside space.

Council Tax band: D - Tenure: Freehold - EPC Energy Efficiency Rating: C

The Fairways, Seascale, CA20

Approximate Area = 1076 sq ft / 99.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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ENTRANCE HALLWAY
A recently fitted composite front door leads into a welcoming neutrally decorated entrance hall, with wood effect flooring and feature panelling on walls. Doors leading to:

KITCHEN / DINING
17' 5" x 8' 6" (5.30m x 2.60m)
A spacious, bright kitchen with a range of shaker style base and wall units. Lovely slate tile flooring. 5 burner gas hob, integrated electric oven and grill and double basin sink overlooking the front garden through a large double glazed window. The boiler is located in the kitchen and it has been recently serviced. Space for dining table.

LIVING/DINING ROOM
19' 7" x 11' 3" (5.98m x 3.42m)
Beautifully presented open plan living & dining room, with stylish wood effect flooring throughout. Rear aspect double glazed french windows and additional window flood the space with natural light and seamlessly blend the living & outdoor spaces. The dining area is currently used as a study, however offers plenty of space for a large family dining table.

UTILITY ROOM
13' 3" x 6' 4" (4.03m x 1.94m)
Large utility room with front aspect double glazed window and uPVC door accessing side of the property. Open fronted cabinetry topped with convenient worktop space and plumbing for washing machine and tumble dryer underneath. The space offers plenty of opportunity for storage.

GROUND FLOOR WC
Convenient downstairs WC with hand wash basin.

FIRST FLOOR LANDING
Access hatch to partially boarded loft. Doors leading to:

BEDROOM 1
12' 11" x 9' 3" (3.93m x 2.83m)
Spacious neutrally decorated bedroom with front aspect double glazed window. Door leading to:

EN-SUITE SHOWER ROOM
Ensuite with corner shower cubicle, WC and hand wash basin. Extractor fan. Front aspect double glazed privacy window.

FAMILY BATHROOM
Bright family bathroom with side aspect double glazed privacy window. Vanity unit with hand wash basin, WC and bath with shower attachment. Extractor fan.

BEDROOM 2
11' 5" x 10' 4" (3.47m x 3.15m)
Spacious double bedroom with rear aspect double glazed window, flooding the space with plenty of natural light. Wood effect flooring.

BEDROOM 3
11' 5" x 8' 10" (3.48m x 2.70m)
Spacious double bedroom with rear aspect double glazed window, flooding the space with plenty of natural light. Neutral carpet.












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