

# PEK

3 Juniper Grove, Whitehaven, Cumbria CA28 6SL

Guide Price: £299,950



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## LOCATION

The property is located in the popular Highlands residential area of Whitehaven, just off the main A595 which provides excellent links to neighbouring towns and employment centres, whilst also being not far from the town centre itself. There are a wide range of amenities in the town including shops, bars and restaurants, bus and rail links, leisure facilities and highly regarded schools.

## PROPERTY DESCRIPTION

A truly outstanding four bedroom detached family home occupying a prime position on the popular Highlands development on the edge of Whitehaven town centre. Beautifully elevated to command superb views towards the Marina and Irish Sea, the property is presented for sale in excellent decorative order throughout and features a recent sunroom extension which has greatly enhanced the already generous living accommodation.

The property is perfectly suited to young and growing families or buyers looking to relocate to the coast and briefly comprises entrance hallway, cloakroom/WC, spacious lounge, modern dining kitchen which opens in to the large sun room to the rear. The sun room provides an additional reception space and opens on to a delightful enclosed patio. To the first floor there is a large principal bedroom, benefitting from fitted wardrobes and an enclosed glazed balcony to the rear with arguably the best sea views from the property, 3 further well proportioned bedrooms and contemporary family bathroom. The property occupies an extensive plot with driveway parking to the front for 2 to 3 cars, an integral single garage and generous lawned garden. To the rear, there is an enclosed patio area, further seating area and substantial area of lawn perfect for families and children.

## ACCOMMODATION

### Entrance Hallway

Accessed via UPVC, part glazed door with obscured, glazed side panel. Stairs to first floor with useful understairs storage cupboard, luxury vinyl flooring and doors to ground floor rooms.

### Cloakroom/WC

0.92m x 1.83m (3' 0" x 6' 0") Fitted with concealed cistern WC and small wash hand basin set on a high gloss vanity unit, radiator and obscured window.

### Lounge/Diner

Lounge Area -3.72m x 3.21m (12' 2" x 10' 6") Dining Area - 2.74m x 3.14m (9' 0" x 10' 4") A beautiful, spacious dual aspect reception room with front aspect window and attractive bay window to the rear providing views over the Marina and the Irish Sea. Decorative coving, feature fireplace housing inset electric fire, two radiators and wood effect flooring.

## Kitchen

2.42m x 3.17m (7' 11" x 10' 5") A rear aspect room, fitted with a range of matching, wood wall and base units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include countertop mounted gas hob with extractor over, dishwasher and eye level, double electric oven. Ample space for dining table and chairs, radiator, UPVC sliding patio doors leading into the sun room and door giving access to the integral garage.

## Sun Room

3.30m x 4.06m (10' 10" x 13' 4") Installed by the present owners to create an attractive and generous additional reception space suitable as a second lounge, playroom or dining room. Glazed to three sides with patio doors giving access out on to an enclosed, tiered patio area ideal for a young family. With tile effect flooring and warm roof with downlights and glass ceiling lantern.

## FIRST FLOOR LANDING

With loft access via hatch and pull down ladder and doors to first floor rooms.

## Principal Bedroom

2.69m x 6.98m (8' 10" x 22' 11") Positioned over the garage to create an impressive principal room with fitted high gloss wardrobes to one side with matching dressing tables, space for seating, two radiators and laminate flooring. A generous, dual aspect room with front aspect window and patio doors to the rear giving access out on to a small, enclosed glazed balcony providing fantastic views over the Marina and Irish Sea,

## Family Bathroom

2.06m x 1.89m (6' 9" x 6' 2") Fitted with white, contemporary three piece suite comprising wood panelled bath with mains shower over, inset wash hand basin and concealed cistern WC. Part tiled walls, vertical laddered radiator and obscured window.

## Bedroom 2

3.38m x 2.87m (11' 1" x 9' 5") A front aspect double bedroom with radiator and fitted wardrobes.

## Bedroom 3

3.38m x 3.37m (11' 1" x 11' 1") A rear aspect double bedroom enjoying sea views. a range of fitted wardrobes and bedroom furniture, radiator,

## Bedroom 4/Office

2.51m x 2.26m (8' 3" x 7' 5") Currently used as an office, a rear aspect room enjoying sea views, feature contemporary radiator, and laminate flooring.

### EXTERNALLY

## Gardens and Parking

To the front of the property, there is driveway parking for several vehicles, leading to the integral garage and a large lawned garden. Access to either side of the property leads to the substantial rear garden, with enclosed block paved patio area leading directly from the sun room, creating an ideal space for young children to play safely. The rear garden also includes a large section of lawn, fully enclosed by mature shrubbery with a mixture of floral borders, various seating areas and further decked area to the bottom of the garden, accessed via a small pathway and feature bridge, from where to enjoy the last of the day's sun. The gardens also benefit from being beautifully positioned to take advantage of the attractive sea views afforded to the the property.

## Garage

Integral garage with up and over door, power and lighting.

### ADDITIONAL INFORMATION

## Tenure & EPC

The tenure is freehold.  
The EPC rating is D.

## 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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; 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.

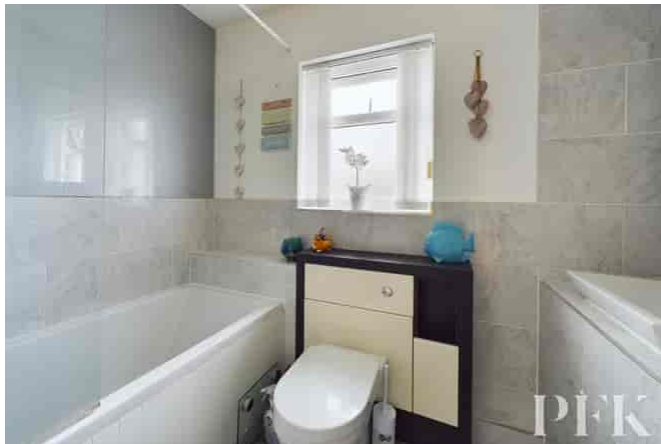
### SALE DETAILS

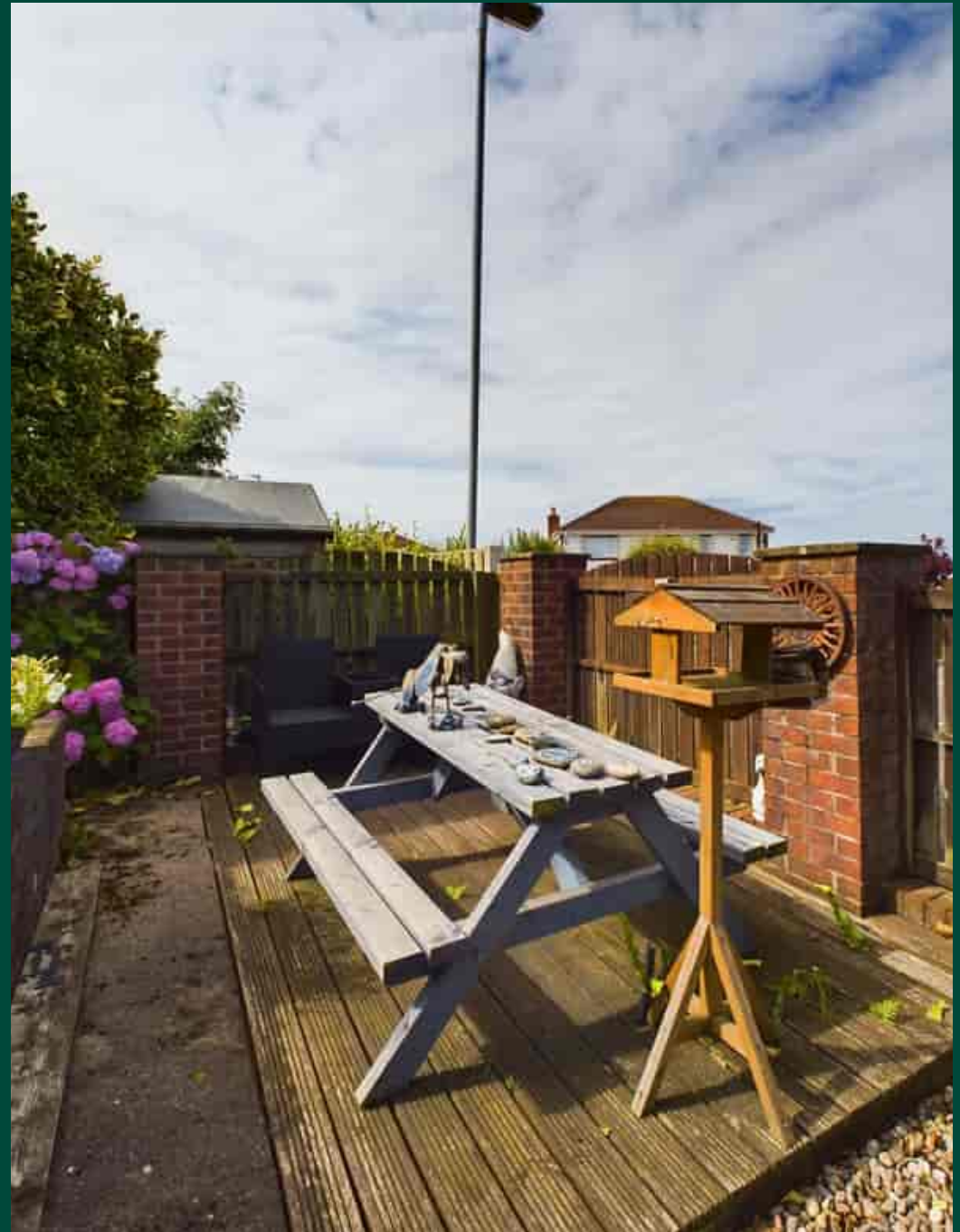
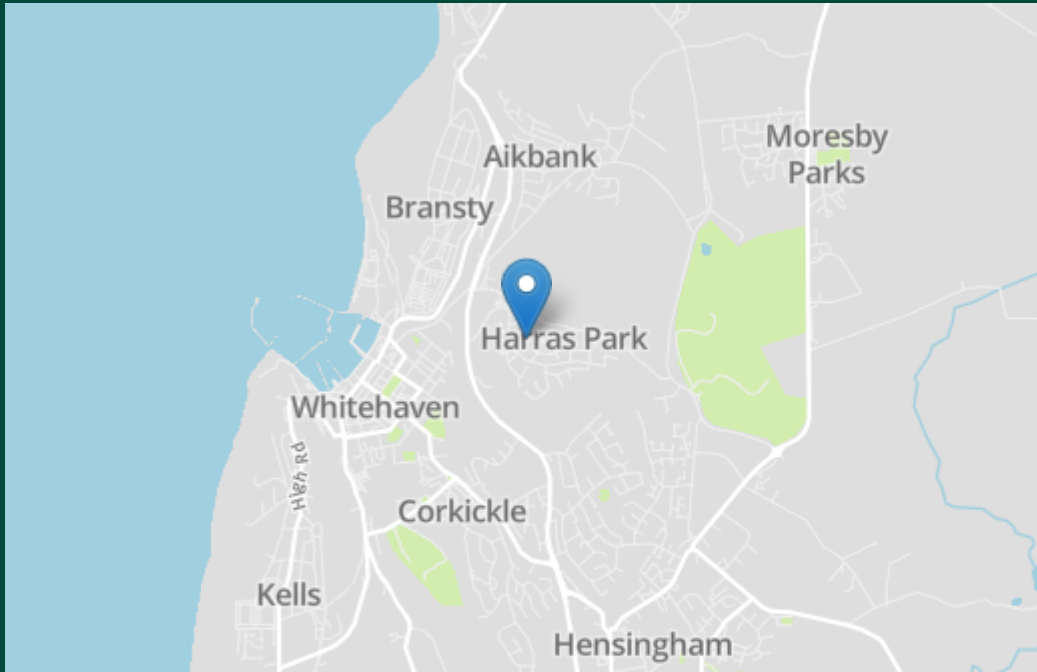
Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From Whitehaven town centre, proceed out of the town via Inkerman Terrace and turn left at the traffic lights on to the A595. Turn right on to The Highlands Estate (just before the Sunny Hill public house) and continue up the hill. Take the 3rd left turn on to Juniper Grove, the property is on the left shortly after.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		