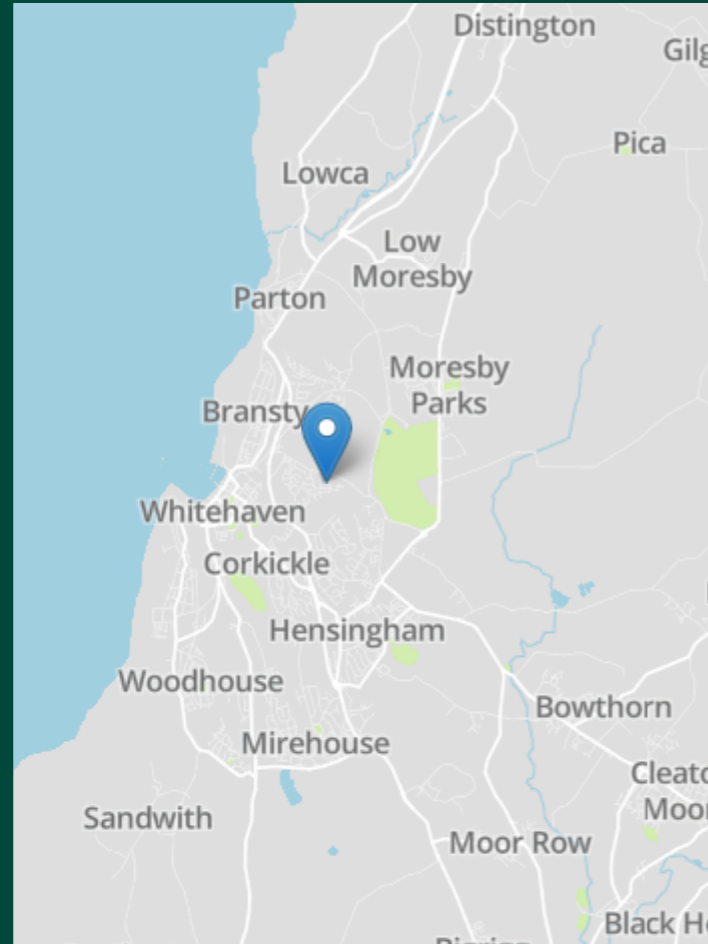


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>83</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area\*

1044.85 ft<sup>2</sup>  
97.07 m<sup>2</sup>

(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.

GIRAFFE360



## 10 Fern Grove, Whitehaven, Cumbria, CA28 6RB

- 3 bed detached family home
- Easy access to A595 and town amenities
- Tenure - freehold
- Large sunroom with 'warm roof'
- Popular Highlands estate on edge of Whitehaven
- Council tax - Band D
- Driveway, garage & enclosed garden
- Perfect for families and relocation
- EPC rating - D

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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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 within easy reach of the town itself. Whitehaven provides 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

Nestled in the highly sought after Highlands Estate on the edge of Whitehaven, this charming three bedroom, detached house offers an exceptional opportunity for families and professionals alike. Boasting a prime location with easy access to the A595, ensuring a straightforward commute to neighbouring towns and key employment centres, it's quiet cul-de-sac setting provides a peaceful and safe environment, perfect for raising a family. Accommodation briefly comprises entrance hallway, beautifully appointed living/dining room, large sunroom with 'warm roof' - creating an ideal space for family meals and entertaining, contemporary kitchen and a convenient WC to the ground floor. To the first floor there is a principal bedroom with en suite shower room, two further bedrooms and a family bathroom. Externally, the property benefits from a low maintenance, lawned garden, fully enclosed to provide a safe play area for children and perfect setting for entertaining. With driveway parking for two cars and an attached, single garage, there's plenty of space for multiple vehicles. The combination of its quiet setting, modern amenities, and convenient location makes this house a truly desirable home. Viewing is strongly encouraged.

## ACCOMMODATION

### Entrance Hallway

Accessed via part glazed, composite entrance door. Coved ceiling, radiator, wood effect flooring and stairs to first floor accommodation.

### Cloaks/WC

0.92m x 2.01m (3' 0" x 6' 7") With low level WC, wash hand basin with tiled splash back, obscured window, radiator and wood effect, laminate flooring.

### Living/Dining Room

5.10m x 4.38m (16' 9" x 14' 4") Beautifully appointed room with window to rear elevation and sliding patio doors providing access to the sunroom. Feature gas fire set in wooden surround with contrasting hearth and back plate, two radiators, useful under stairs storage cupboard and wood effect laminate flooring.

### Kitchen

3.56m x 2.27m (11' 8" x 7' 5") Front aspect kitchen fitted with contemporary, matching wall and base units with complementary granite work surfaces and upstands, and sunken, 1.5-bowl, stainless steel sink/drain unit with mixer tap. Built in electric oven and hob with granite splash back (matching work surfaces) and extractor over, integrated fridge, space/plumbing for under counter washing machine and space for freestanding fridge freezer. Wood effect laminate flooring.

### Sunroom

3.64m x 2.80m (11' 11" x 9' 2") Of dwarf wall construction with double glazed windows to three elevations, patio doors giving access to the garden and patio area at the rear, laminate flooring and 'warm roof' creating a superb, additional living space throughout the seasons.

## FIRST FLOOR

### Landing

With useful over stairs, storage cupboard and access to loft space.

### Principal Bedroom

2.81m x 3.35m (9' 3" x 11' 0") Large, front aspect, principal bedroom with radiator, built in wardrobes to one wall and access to:-

### En Suite Shower Room

2.80m x 0.96m (9' 2" x 3' 2") Partly tiled en suite fitted with three piece suite comprising PVC panelled shower enclosure (with mains plumbed shower), low level WC and wash hand basin. Obscured window, radiator, chrome towel rail and tiled floor.

### Bedroom 2

3.71m x 2.43m (12' 2" x 8' 0") Rear aspect, double bedroom with radiator.

### Bedroom 3

2.77m x 1.86m (9' 1" x 6' 1") Rear aspect bedroom with radiator and laminate flooring.

### Bathroom

1.45m x 2.43m (4' 9" x 8' 0") Partly tiled bathroom with three piece suite comprising panelled bath, WC and wash hand basin. Obscured window, radiator and tiled floor.

## EXTERNALLY

### Driveway Parking

A tarmac driveway at the front of the property provides off road parking for one/two vehicles and leads to:-

### Attached Single Garage

With up and over door, power and light.

### Garden

An easy to maintain, lawned area flanks the driveway to the front of the house. Access via the side to a fully enclosed rear garden incorporating boundary fencing, good sized area of lawn, established trees, hedging and shrubs, and paved patio area - ideal for outdoor dining and entertaining.

## ADDITIONAL INFORMATION

### 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; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; 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.

### SALE DETAILS

Services: Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA28 6RB and identified by a PFK 'For Sale' board. Alternatively by using What3words://slide.frostbite.flying

