



1 SYCAMORE DRIVE | SEATON | WORKINGTON | CUMBRIA | CA14 1NG

PRICE £215,000







## SUMMARY

This gorgeous semi detached Story Home is located on the edge of this popular development in Seaton and enjoys an open outlook to the front with the Lakeland fells in the distance. The stylish property will make a fabulous first home and includes an entrance hall and ground floor WC, a light and airy living room, an open plan kitchen/dining room with bi-fold doors leading out into garden, a main bedroom with views to the fells and a contemporary en-suite shower room, two further bedrooms and a lovely family bathroom. There is a drive to the side and a well sized garden to the rear with a good degree of privacy. It won't take many viewings to find a buyer for this one...

EPC band B

## GROUND FLOOR ENTRANCE HALL

A part double glazed door leads into hall with doors to rooms, radiator, stairs to first floor, under stairs cupboard, wood style flooring

## LIVING ROOM

Double glazed window to front, radiator, point for wall mounted TV

## GROUND FLOOR WC

Double glazed window to side, hidden cistern WC, hand wash basin, radiator, tiling to half wall height

## KITCHEN/DINING ROOM

Double glazed window to rear, bi-folding doors leading out into garden, fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, gas hob with extractor, eye level oven and grill plus combination microwave, integrated fridge/freezer, washing machine and dishwasher, space for dining table and chairs, boiler in cupboard unit, double radiator, Karndean tile effect flooring

## FIRST FLOOR

### LANDING

Doors to rooms, access to loft space, linen cupboard housing pressurised water cylinder

## BEDROOM 1

Double glazed window to front with views to the fells, radiator, built in wardrobes with sliding doors, door to en-suite

## EN-SUITE SHOWER ROOM

Double glazed window to front, double width shower enclosure with thermostatic twin head shower unit, floating hand wash basin with cupboard unit under, low level WC. towel rail, tiling to half wall height, extractor fan

## BEDROOM 2

Double glazed window to rear, radiator



## BEDROOM 3

Double glazed window to rear, radiator

## BATHROOM

Double glazed window to side, panel bath with shower attachment, wall mounted hand wash basin with cupboard under, hidden cistern WC. Chrome towel rail, tiling to half wall height, extractor fan

## EXTERNALLY

The property is situated at the end of a small cul de sac with a path to front door, small grassed garden area, drive for two cars to side with access gate into rear garden. An open outlook to the front over the road to the fells in the distance.

The rear garden is a decent size and is enclosed with a paved patio area, an area of lawn and a raised planted flower bed down one side.

## ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 606006

[whitehaven@lillingtons-estates.co.uk](mailto:whitehaven@lillingtons-estates.co.uk)

Council Tax Band: C

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor, combination microwave, integrated fridge and freezer, dishwasher and washing machine

Broadband type & speeds available: Standard 4Mbps / Superfast 80Mbps / Ultrafast 1800Mbps

Mobile reception: Data retrieved from Ofcom dating back to July 25' indicates 3/EE have good signal both inside and outside. O2/Vodafone have good service outside and variable service indoors

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

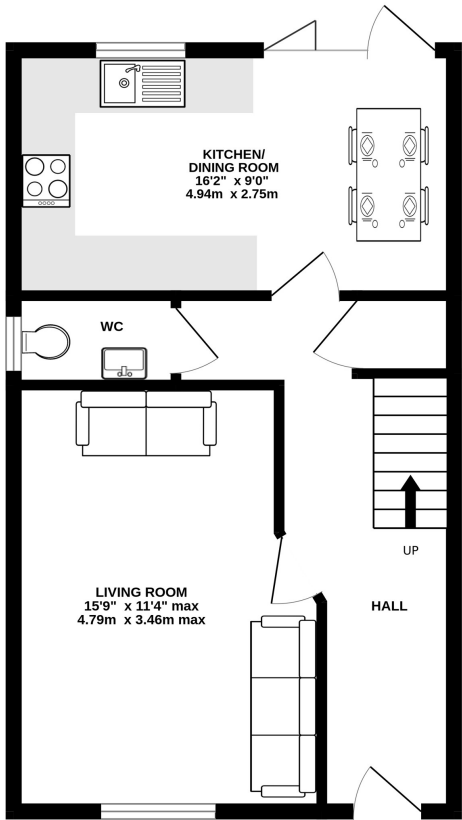
From Workington head north on the A595 towards Maryport and at the roundabout turn right to Seaton. Continue uphill into the village, pass the petrol station and shops in the centre and keep on the road, heading to Broughton Moor. Sycamore Drive will be located on the left before leaving the village and once in the development turn immediately left again. The property will be located on the right at the end of the cul de sac, fronting onto the road through the village.



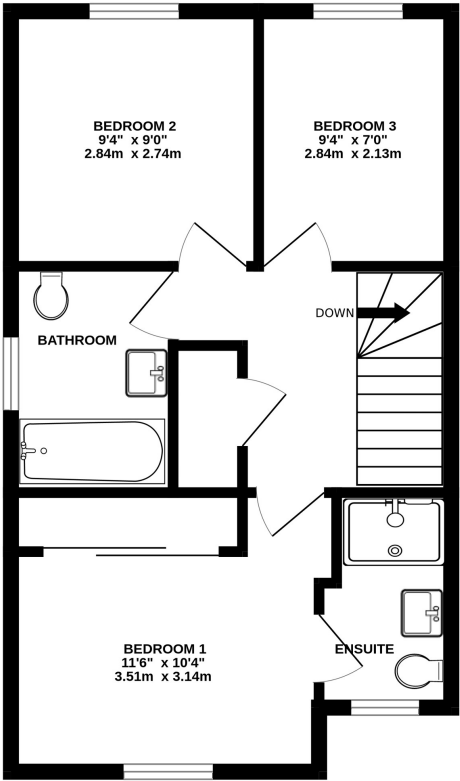




GROUND FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	84	94
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</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		