



1 AFFLECK GARDENS | WHITEHAVEN | CUMBRIA | CA28 9LD

PRICE £300,000





SUMMARY

Tucked away in this small cul-de-sac, this detached modern Story home will make a most excellent family home. Set back from the roadside the attractive property includes an entrance hall with ground floor WC, double doors which lead into a stunning open plan kitchen/dining room with fitted appliances, a stylish and elegant living room, a generous main bedroom with fitted wardrobes and door to an en-suite shower room, three further bedrooms, one of which has been converted into a large dressing room with wardrobes to two walls, plus a family bathroom with bath and separate shower enclosure. The garage has been subdivided to create a store area plus a handy utility room (but can easily be converted back) and to the rear there is a mature enclosed garden. A lovely family home in a popular area and one sure to sell.

EPC band C

GROUND FLOOR ENTRANCE HALL

A part glazed front door leads into an L-shaped hall with doors to rooms, radiator, double doors lead into kitchen, stairs to first floor, under stairs cupboard, wood style flooring

GROUND FLOOR WC

Corner hand wash basin, low level WC. Radiator, tiling to half wall height

LIVING ROOM

An elegant room with double glazed window to front, stylish shutters, electric fire with surround and hearth, coved ceiling, radiator, wood style flooring

KITCHEN/DINING ROOM

A generous open plan room with a range of modern base and wall mounted units with work surfaces, single drainer sink unit, gas hob with oven and extractor, integrated fridge freezer, space for wine cooler, double glazed window to rear with shutters. Dining area with space for family table and chairs, double radiator, double glazed French doors lead into garden

FIRST FLOOR LANDING

Double glazed window to side with shutters, doors to rooms, radiator, cupboard housing pressurised cylinder, access to loft space

BEDROOM 1

Double glazed window to front with shutters, built in wardrobe and drawers, radiator, door to en-suite

EN-SUITE SHOWER ROOM

Double glazed window to front, recessed shower enclosure, pedestal hand wash basin, low level WC. Radiator, extractor fan, tiling to half wall height

BEDROOM 2

Double glazed window to front with shutters, radiator

BEDROOM 3

Used as a dressing room with double glazed window to rear, shutters, built in wardrobes to two walls, radiator

BEDROOM 4

Double glazed window to rear with shutters, radiator



BATHROOM

Double glazed window to rear, panel bath, separate quadrant shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Tiling to half wall height, extractor fan

EXTERNALLY

The property is located in a small cul de sac with a garden at the front laid to lawn with planted bushes and path to front door. Drive for two vehicles leading to garage, access to rear garden. The rear garden is generous and enclosed, including a paved patio area, lawn and maturing beds and borders.

The integral garage has been subdivided into a garage store at the front with up and over door and a utility room which can be accessed from the garage store and the entrance hall. The utility includes a sink unit and space for washing machine plus tumble dryer

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: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: D

Tenure: Freehold

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

Fixtures & Fittings: Carpets, shutters, hob oven and extractor, integrated fridge freezer

Broadband type & speeds available: Standard 1Mbps / Superfast 60Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to July 25' indicates Vodafone has good signal indoors and out, other networks have signal outside but variable signal indoors

Planning permission passed in the immediate area: Story Homes are currently in the process of developing the field opposite the property

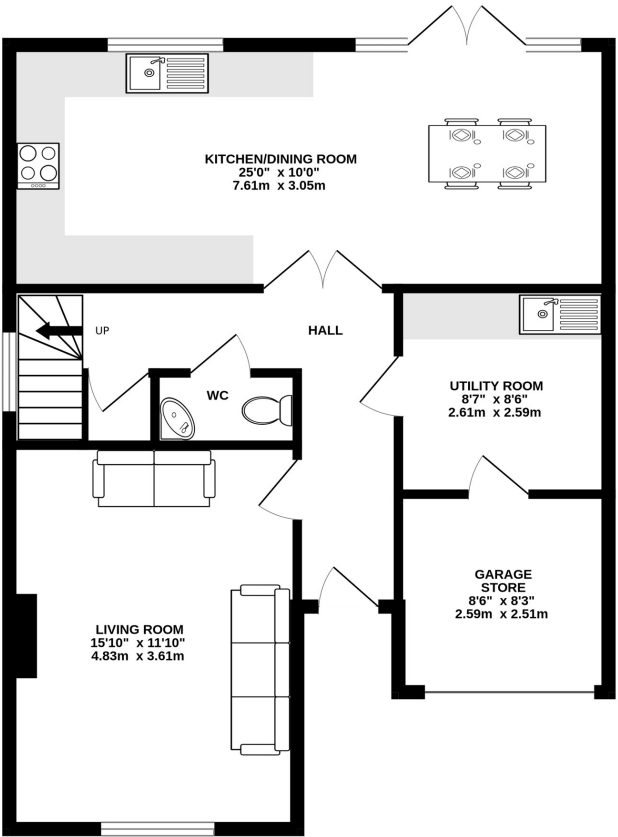
The property is not listed

DIRECTIONS

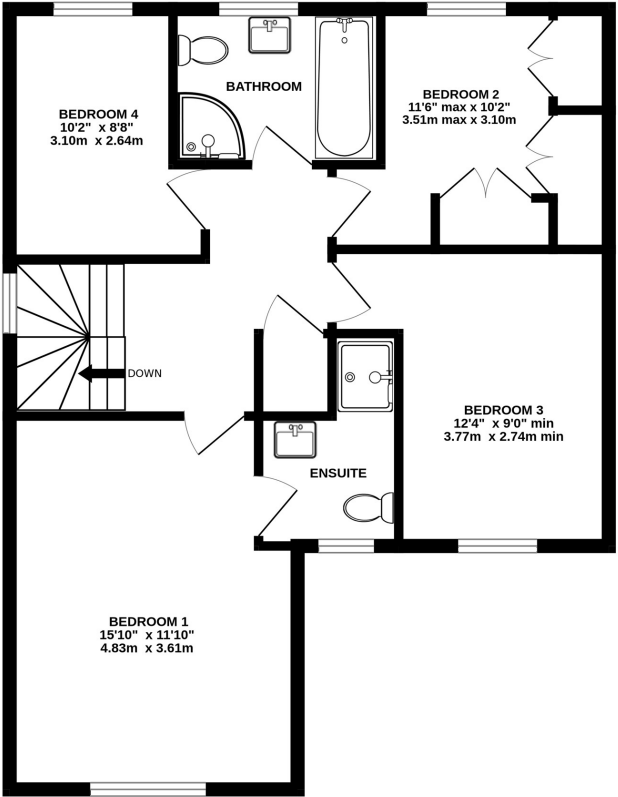
From the town centre head out on St Bees Road passing Asda and Aldi. Pass Coach Road on the left and take the right turn up the Ginns to Kells Road. At the top of the hill turn left passing Snaefell Terrace and continuing as the road becomes Woodville Way. Turn left into Hartfield Close and then right into Edderside Drive. Follow the cul de sac round to the left into Affleck Gardens and the property will be located on the left hand side.



GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1404 sq.ft. (130.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	75	85
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		