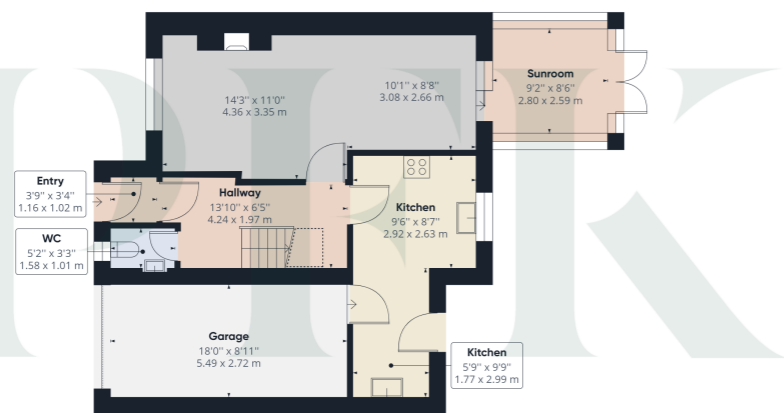
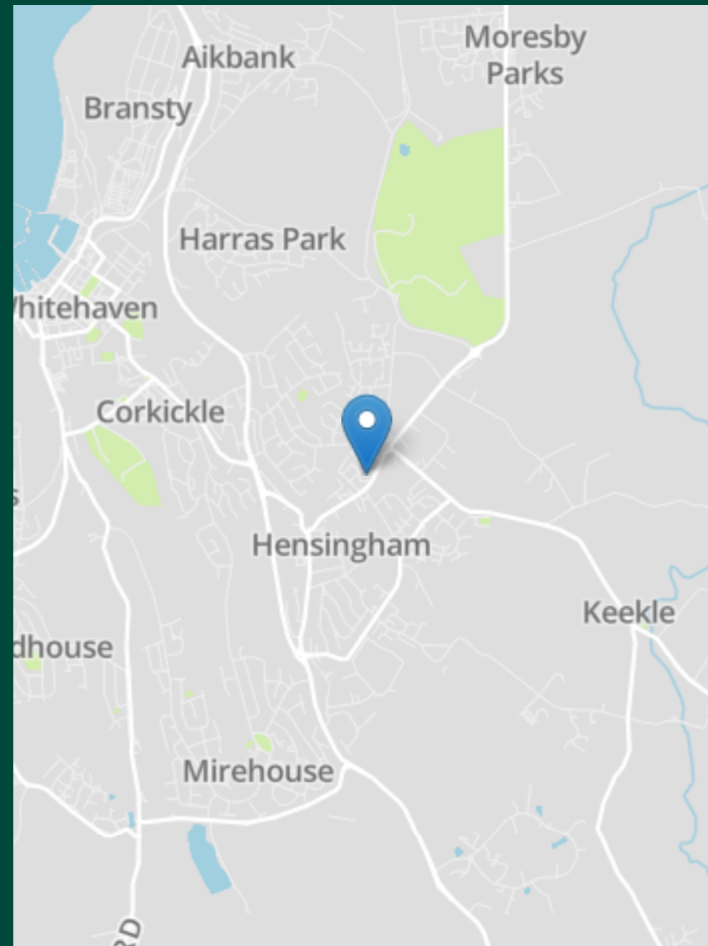
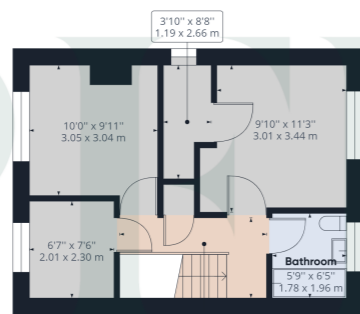


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 1 Building 1

PFK

Approximate total area⁽¹⁾
1156.71 ft²
107.46 m²

Reduced headroom
10.10 ft²
0.94 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

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



Ivy Croft, 23 Horsfield Close, Whitehaven, Cumbria, CA28 8UA

- 3 bed detached house
- Popular residential area close to town and amenities
- For sale with vacant possession
- EPC Rating C
- Perfect for families

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;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



01900 826205



cockermouth@pfk.co.uk



www.pfk.co.uk

LOCATION

Horsfield Close is located in the popular residential area of Hensingham on the edge of Whitehaven town centre. The sports centre is located a short distance away with a host of other amenities nearby including primary and secondary schools, West Cumberland Hospital and a range of shops, cafes and restaurants in the town centre. There are excellent road and bus links close by as well as a train station in the town centre.

PROPERTY DESCRIPTION

A well located and well presented 3 bedroom detached house presented to the market with no onward chain in a popular area of Whitehaven, close to town and amenities including local schools. The property has also recently benefitted from full redecoration and re-carpeting. The accommodation comprises an entrance porchway, WC, hallway, large open plan living space, conservatory, kitchen with utility space and integral garage to the ground floor. To the first floor are three bedrooms, one with dressing space, and a family bathroom. Externally the property benefits from off-road parking on the driveway and a spacious rear garden and side patios. Ivy Croft is sold with vacant possession, and viewings can be arranged via PFK.

ACCOMMODATION

Entrance Vestibule

1.1m x 1.0m (3' 7" x 3' 3") The property is accessed via a uPVC front door leading into the entrance vestibule with a cloaks area and door leading into the entrance hall.

Entrance Hall

4.2m x 1.9m (13' 9" x 6' 3") With stairs to first floor and understairs open storage.

WC

1.5m x 1.0m (4' 11" x 3' 3") With obscured window. Fitted with WC and wash hand basin.

Open Plan Living / Dining Room

4.3m x 3.3m (14' 1" x 10' 10") - Living Area

With a large front aspect window and fireplace set in a black surround. Laminate flooring throughout.

3.0m x 2.6m (9' 10" x 8' 6") - Dining Area

With ample room for a family sized dining suite. Access into the sun room.

Sun Room

2.8m x 2.5m (9' 2" x 8' 2") With double doors opening on to the rear garden.

Kitchen and Utility

2.9m x 2.6m (9' 6" x 8' 6") Kitchen Area

Fitted with a range of modern wall and base unit in a neutral grey finish with contrasting work surfacing and tiled splashback. Electric hob with extractor over. Integrated oven. Stainless steel sink with drainer and mixer tap. Tiled-effect flooring.

1.7m x 2.9m (5' 7" x 9' 6") - Utility Area

With wall and base units to match the kitchen and sink with drainer and mixer tap. Door into integral garage.

First Floor Landing

3.4m x 1.9m (11' 2" x 6' 3") With airing cupboard and doors to all first floor rooms.

Bathroom

1.7m x 1.9m (5' 7" x 6' 3") Fitted with a three piece suite comprising

bath with shower over, WC and wash hand basin. Window to rear aspect.

Bedroom 1

3.0m x 3.4m (9' 10" x 11' 2") A rear aspect large double bedroom with door to dressing area.

1.1m x 2.6m (3' 7" x 8' 6") - dressing area with obscured side aspect window.

Bedroom 2

3m x 3m (9' 10" x 9' 10") A front aspect double bedroom.

Bedroom 3

2m x 2.3m (6' 7" x 7' 7") A front aspect single bedroom.

Integral Garage

5.4m x 2.7m (17' 9" x 8' 10") With up-and-over door.

Parking and Gardens

To the front is driveway parking for multiple vehicles and leading up to the garage. The front garden is laid to lawn with a pathway giving gated side access to the rear of the property. The large rear garden is laid to lawn with raised bed and paved patio areas.

ADDITIONAL INFORMATION

Referrals and 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 2021 was £233.44; Landmark - EPC/Floorplan Referrals - EPC & Floorplan £66.00, EPC only £24.00, Floorplan only £6.00; Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Solar panels (refer to branch for details). 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.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From Whitehaven town centre follow the one way system on to Lowther street, passing the retail park on the right and travel out of town via Inkerman Terrace. Turn right on to the A595 and bear immediately right towards Hensingham following signs for Cleator Moor. Turn left onto Horsfield Close, just before the roundabout. Ivy Croft is on your right.

