



16 RUSKIN DRIVE | WHITEHAVEN | CUMBRIA | CA28 6TE

PRICE £340,000





SUMMARY

What a beauty!... Occupying a fabulous plot and ripe for enlarging further (subject to planning) this detached dormer bungalow already sports four bedrooms but has so much potential to extend and create a genuine 'forever' home. Offered in excellent order throughout the stylish modern interior includes an entrance hall with ground floor WC, a generous double aspect living room with ribbon style fire, a wonderful open plan kitchen/dining room with stylish units, centre island and appliances plus space for a large dining table, a ground floor double bedroom, plus three generous first floor bedrooms and modern shower room. The scope with the plot speaks for itself, and there is also a large attached garage with workshop/store area behind and a decent drive. All this to excite you and the property is located in one of Whitehaven's most sought after areas too with easy access to both High Schools and Jericho school!

EPC band D

GROUND FLOOR

ENTRANCE HALL

A part glazed PVC front door leads into an L-shaped hall with window beside, modern stylish doors to rooms, stairs to first floor, under stairs storage cupboard, separate store cupboard, radiator, wood style flooring

GROUND FLOOR WC

Double glazed window to front,, low level WC, hand wash basin with cupboard under, wood style flooring

LIVING ROOM

A Double aspect room with double glazed windows to front and rear, fitted blinds, two radiators, stylish electric ribbon style fire, coved ceiling, wood style flooring, door to dining room

DINING/FAMILY ROOM

A generous room now open to the kitchen with space for large dining table or smaller table plus sofa, double glazed window to rear, two vertical radiators, wood style flooring

KITCHEN

Double glazed window to rear, fitted in a stylish modern range of base and wall mounted units with wood effect work surfaces, 1.5 bowl sink unit with splashback, centre island with useful cupboards and pop-up socket tower with USB ports, gas hob with extractor, double oven and microwave, space for fridge freezer, integrated dishwasher and washing machine, vertical radiator, wood style floor, door from hall and door to rear porch

BEDROOM 4/STUDY

A double bedroom with double glazed window to front with blinds, radiator

REAR PORCH

A generous covered porch with space to store bins and with door to garage, cupboard housing combi boiler, part glazed door to garden with double glazed window beside

FIRST FLOOR

LANDING

Doors to rooms



BEDROOM 1

A double bedroom with double glazed window to side, radiator, two eaves storage cupboards

BEDROOM 2

Another double bedroom with double glazed window to side with blinds, radiator, built in double wardrobe and further built in cupboard, two eaves storage cupboards, access to loft space

BEDROOM 3

A further double bedroom with double glazed window to front, radiator, built in cupboard over stairs

SHOWER ROOM

Double glazed window to rear, double shower enclosure with electric shower unit, hand wash basin and hidden cistern WC in vanity style unit, double radiator, tile effect flooring

EXTERNALLY

The property occupies a large corner plot which provides obvious potential to enlarge the house if desired (subject to planning approval). Gardens laid to lawn are found to three sides, plus a mature tree at the front. Sloping drive leads up to garage with a path to steps which lead up to front door and continue round the house to the back door.

Attached generous garage with power and light plus useful workshop area to the rear.

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: Assumed Freehold

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

Fixtures & Fittings: Carpets, blinds, oven hob and extractor, integrated dishwasher and washing machine

Broadband type & speed: Standard 9Mbps / Superfast 56Mbps

Known mobile reception issues: EE may have issues, all others OK

Planning permission passed in the immediate area: None known

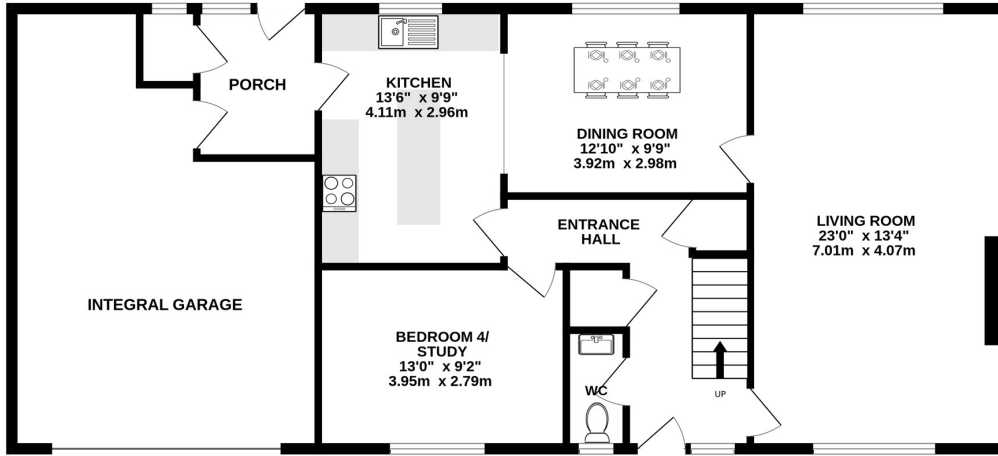
The property is not listed

DIRECTIONS

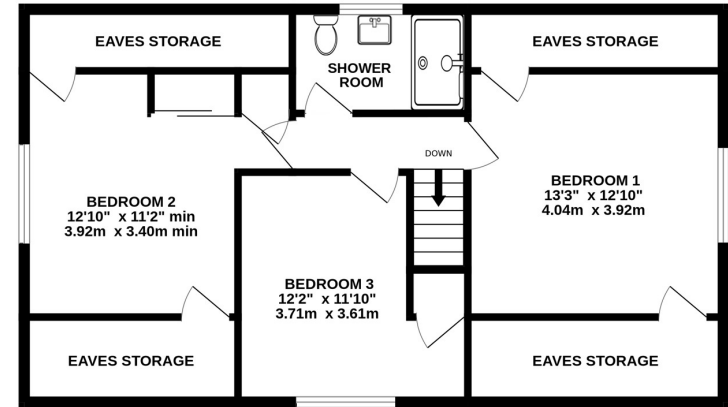
From the town centre head up Inkerman Terrace and turn left at the traffic lights onto the A595. Take the next right into Springfield Avenue and then left into Highfields. At the top of the hill turn left into Ruskin Drive and the property will be situated on the right hand side.



GROUND FLOOR
1189 sq.ft. (110.5 sq.m.) approx.



1ST FLOOR
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 1939 sq.ft. (180.1 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

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		57	76
England, Scotland & Wales			
		EU Directive 2002/91/EC	