



14 SPRUCE GROVE | WHITEHAVEN | CUMBRIA | CA28 6NP

PRICE £275,000



Lillingtons  
Estate Agents





#### SUMMARY

Located at the very top of the sought after Highlands development and occupying a private, generous plot at the head of the cul de sac, this detached three bedroom bungalow will make a perfect downsize but could easily accommodate a family too. A rarely available style with a detached double garage, plus with the added advantage of a fitted solar install with battery bank, the property includes an L-shaped hall, a modern kitchen/breakfast room, a living room with multi fuel stove, a large conservatory, a main bedroom with en-suite shower room and two further bedrooms with a bathroom. The garage is fitted as a workshop so perfect for hobbyists and has a double width drive to the front. The gardens to rear are mature and generous in size. Offered for sale with no onward chain.

EPC band A

#### ENTRANCE

A part glazed front door with double glazed window beside leads into hall

#### ENTRANCE HALL

A generous L-shaped hall with doors to rooms, radiator, access to loft space, coved ceiling, built in double cupboard and utility cupboard

#### KITCHEN/BREAKFAST ROOM

An L-shaped room with two double glazed windows to front, fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, gas hob with oven and extractor, under lighting, space for fridge freezer and washing machine, space for table and chairs, double radiator

#### LIVING ROOM

Double glazed French doors to rear into conservatory, multi fuel stove on hearth, double radiator, coved ceiling

#### CONSERVATORY

Double glazed windows to three sides with polycarbonate roof, electric under floor heating, tiled flooring, double glazed French doors to garden

#### BEDROOM 1

Double glazed window to rear, radiator, built in wardrobes to one wall, door to en-suite

#### EN-SUITE SHOWER ROOM

Double glazed window to rear, double shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Double radiator, extractor fan, half tiled walls

#### BEDROOM 2

Double glazed window to front, radiator, built in wardrobes to one wall

#### BEDROOM 3

Double glazed window to front, radiator

#### BATHROOM

Double glazed window to rear, panel bath, pedestal hand wash basin, low level WC. Radiator, half tiled walls, extractor fan

#### EXTERNALLY

The property occupies a generous plot with additional land added to the site, and sits at the very head of the cul de sac. A drive for 3-4 cars leads to a double garage with twin up and over doors and personal door to side. This is fitted out as a workshop at present. The rear garden is mature and generous in size, benefitting from additional land to one side and including lawn, patio area, greenhouse and planted borders. The property also benefits from a solar install to the front roof which includes some batteries for storage, located in the attic.

#### 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, oven hob and extractor

Broadband type & speed: Standard 11Mbps / Superfast 46Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24<sup>th</sup> indicates 3 and EE have no service indoors but O2 and Vodafone are ok. All networks have service outdoors

Planning permission passed in the immediate area: None known

The property is not listed

#### DIRECTIONS

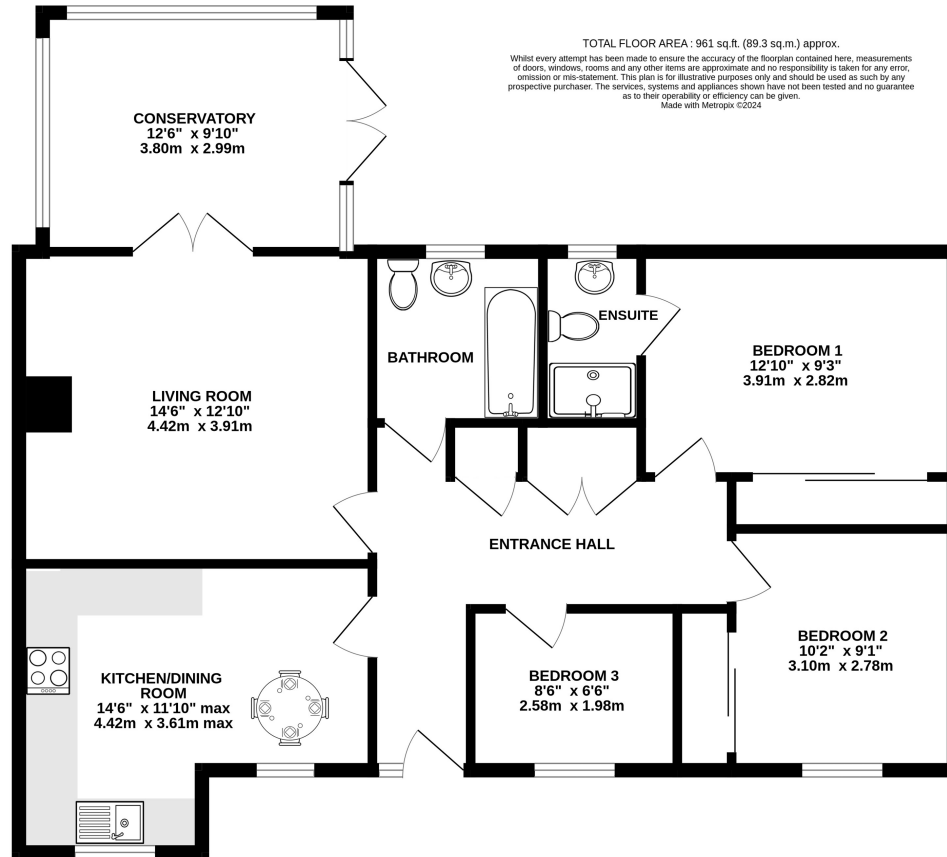
From the town centre head up past Tesco to The Pelican garage turning right onto the A595 heading south. Pass the Sunny Hill pub and take the left turn into The Highlands estate, following the road uphill to the very top and bearing left into Spruce Grove. follow the cul de sac to the very top and the bungalow will be located in the top left hand corner.







GROUND FLOOR  
961 sq.ft. (89.3 sq.m.) approx.



Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	93	95
(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			