

PFK

2 Fern Grove, Whitehaven, Cumbria CA28 6RB

Guide Price: £365,000





PFK

LOCATION

The property is located in the popular Highlands residential area of Whitehaven, just off the main A595 which provides excellent links to neighbouring towns and employment centres, whilst also being not far from the town centre itself. There are a wide range of amenities in the town including shops, bars and restaurants, bus and rail links, leisure facilities and highly regarded schools.

PROPERTY DESCRIPTION

Situated in the sought after area of The Highlands in Whitehaven, stands this executive 4 bedroom family home. Well designed and tastefully decorated, this property has been a loving family home for many years and is now ready to find its new owner. With a larger than average plot and plentiful offroad and garage parking, this home is the perfect move for those looking for that little bit of extra space. Also, prepare to be wowed by the picturesque views towards Whitehaven Marina, and even the distant Isle of Man and Irish sea beyond.

The spacious accommodation briefly comprises entrance hallway, spacious lounge with 2 bay windows providing fabulous sea views, second reception room with patio doors out to the gardens at the rear, modern dining kitchen, utility room and cloakroom/WC to the ground floor. To the first floor there is a large principal bedroom with ensuite shower room, 3 further well proportioned bedrooms and a three piece family bathroom. The property occupies an extensive plot on the estate, with long driveway providing offroad parking for multiple cars and leading to a further parking area and a detached double garage. The rear gardens have been beautifully landscaped by the present owners to incorporate a decked patio with bar and a lawn.

Viewing is essential in order to appreciate the size, design and stunning views afforded to this beautiful family home.

ACCOMMODATION

Entrance Hall

Accessed via part glazed composite front door. With decorative coving, stairs to first floor with large understairs storage cupboard, radiator and doors to ground floor rooms with including part glazed double doors leading into the lounge/diner.

Lounge/Diner

3.28m x 6.01m (10' 9" x 19' 9") A beautiful and spacious reception room with decorative coving, gas fire set in a contemporary surround with complementary hearth and backplate, two radiators and two attractive dual aspect bay windows.

Reception Room 2

2.49m x 3.02m (8' 2" x 9' 11") A dual aspect reception room with attractive bay window to the front and patio doors giving access out to the rear gardens, decorative coving and radiator.

Kitchen

3.49m x 3.27m (11' 5" x 10' 9") A recently refitted kitchen with a range of stylish, modern high gloss wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and Metro tiled splashbacks. Integrated appliances including eye level electric oven and microwave, countertop mounted gas hob with extractor over, fridge freezer and wine cooler. Tile effect flooring, radiator, rear aspect window overlooking the gardens with a further window to the side and door to the utility room.

Utility Room

2.1m x 1.59m (6' 11" x 5' 3") Fitted with base units with complementary work surfacing, incorporating sink and drainer with mixer tap and Metro tiled splashbacks. Plumbing for washing machine and tumble dryer, radiator, tiled flooring and part glazed door giving access to the rear gardens.

Cloakroom/WC

1.23m x 1.5m (4' 0" x 4' 11") Fitted with low level WC, wash hand basin with tiled splashback, radiator and small obscured front aspect window.

FIRST FLOOR LANDING

With decorative coving, large storage cupboard, loft access, radiator and doors to first floor rooms.

Bedroom 1

3.34m x 3.19m (10' 11" x 10' 6") A large side aspect double bedroom with fitted wardrobes to one wall, radiator, window, and door to ensuite.

Ensuite Shower Room

2.13m x 1.58m (7' 0" x 5' 2") Fitted with three piece suite comprising low level WC, wash hand basin and large shower cubicle with mains shower, part PVC panelled walls, radiator and obscured rear aspect window.

Bedroom 2

3.58m x 3.21m (11' 9" x 10' 6") A side aspect double bedroom with radiator and fitted wardrobes to one wall.

Bedroom 3

3.11m x 3.29m (10' 2" x 10' 10") With front aspect bay window, radiator and fitted wardrobe.

Family Bathroom

2.09m x 1.68m (6' 10" x 5' 6") Fitted with a three piece white suite comprising low level WC, wash hand basin and panelled bath with shower over, part tiled walls, radiator and obscured front aspect window.

Bedroom 4

2.87m x 2.75m (9' 5" x 9' 0") A front aspect bedroom with radiator and attractive bay window enjoying sea views.

EXTERNALLY

Gardens and Parking

The property is well set back from Fern Grove and benefits from a long driveway providing offroad parking for multiple cars which leads to a further extensive parking area and a detached double garage. Side access leads to the enclosed rear garden which has been beautifully landscaped by the present owners to create a superb setting for families and children, benefitting from a lovely decked patio area with bar, a further decked pathway giving access to a hot tub area (TBC) and a lawned garden creating a safe environment for children to play.

Garage

5.2m x 5.26m (17' 1" x 17' 3") A detached double garage with twin up and over doors, power and lighting. The garage houses the central heating boiler and also benefits from a working sauna.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is C.

Referral & 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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. 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.

Council Tax: Band E

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA28 6RB and identified by a PFK 'For Sale' board. Alternatively by using [What3Words///plug.opens.abandons](#)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		



Approximate total area¹

1,485.93 ft²

138.05 m²



Floor 0 Building 1



Floor 0 Building 2



Floor 1 Building 1

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. Please refer to the floor plan for illustrative purposes only.

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