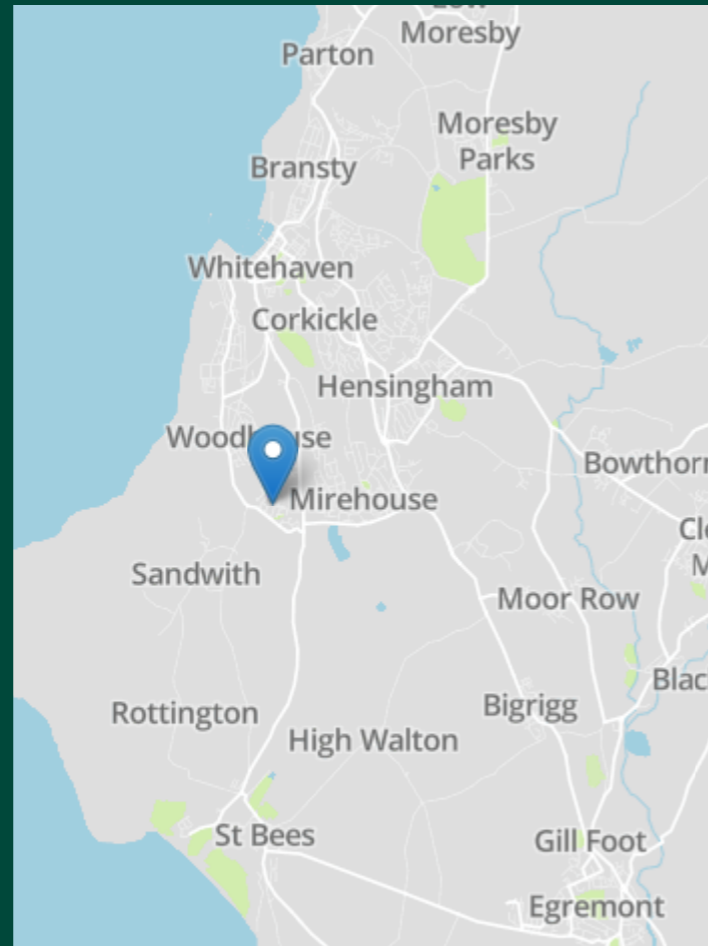


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

- WC: 5'5" x 2'11" (1.67 x 0.89 m)
- Hallway: 13'8" x 3'2" (4.18 x 0.98 m)
- Kitchen: 16'5" x 8'5" (5.02 x 2.59 m)
- Living Room: 11'9" x 15'6" (3.61 x 4.75 m)

Floor 1

- Bathroom: 5'5" x 6'9" (1.67 x 2.06 m)
- Landing: 11'4" x 3'3" (3.40 x 1.10 m)
- Bedroom: 8'4" x 6'9" (2.56 x 2.07 m)
- Bedroom: 9'5" x 8'4" (2.89 x 2.56 m)
- Bedroom: 11'11" x 8'5" (3.63 x 2.58 m)
- Bathroom: 3'10" x 8'4" (1.17 x 2.55 m)

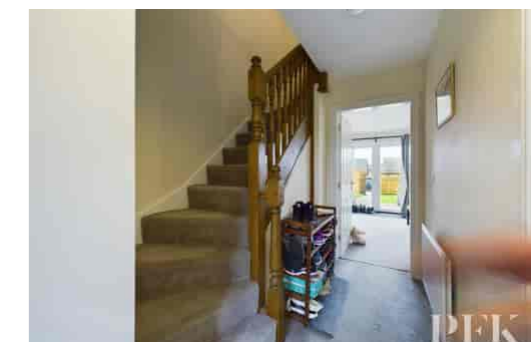
Approximate total area*

763.24 ft²
70.91 m²

(1) Excluding balconies and terraces

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



6 Clarendon Drive, Whitehaven, Cumbria, CA28 9SD

- 3 bed mid terrace
- Private residents parking
- Tenure: freehold
- Well maintained
- Close to amenities
- EPC rating B
- Ensuite & family bathroom
- Council Tax: Band B

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

The property is located on the recently constructed Edge Hill Park development on the edge of Whitehaven. Built by award winning developer Story Homes, Edge Hill Park is conveniently located not far from the town centre and also close to the A595 which provides excellent links to neighbouring towns and employment centres. There are a wide range of amenities in the town including shops, bars and restaurants, leisure facilities and highly regarded primary and secondary schools.

PROPERTY DESCRIPTION

Built by local, award winning developer Story Homes and being the style name "Kingston", this property is an ideal option for a professional couple or a young family, situated just a brief drive from Whitehaven town centre, and conveniently located near several schools and the picturesque St Bees beach. The interior of the property has been well maintained and comes with the added bonus of a fully secured rear garden together with a residents private parking area.

The accommodation briefly comprises entrance hallway leading to a bright lounge with French doors to the rear garden, modern kitchen/diner, complete with integrated appliances and cloakroom/WC to the ground floor. To the first floor, there is a principal bedroom with ensuite shower room, two further bedrooms and a three piece family bathroom. Externally there is an enclosed, lawned garden to the rear and two allocated parking spaces within the residents private parking area.

For a viewing, kindly contact the office.

ACCOMMODATION

Entrance Hall

Accessed via part glazed UPVC front door. With stairs to the first floor and doors leading to ground floor rooms.

Cloakroom/WC

1.67m x 0.89m (5' 6" x 2' 11") Fitted with WC and corner wash hand basin, part tiled walls and obscured front aspect window.

Kitchen/Diner

5.0m x 2.5m (16' 5" x 8' 2") Fitted with a range of matching, shaker style wall and base units with complementary work surfacing and upstands, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances including oven with four burner gas hob and extractor fan over, fridge freezer and dishwasher. Laminate flooring, space for dining table and front aspect bay window.

Living Room

3.6m x 4.7m (11' 10" x 15' 5") A bright rear aspect reception room with understairs cupboard and French doors leading out to the garden.

FIRST FLOOR LANDING

With loft access hatch, storage cupboard, sensor for automatic light dimming and doors to all first floor rooms.

Bedroom 1 - Principal Bedroom

3.6m x 2.5m (11' 10" x 8' 2") A rear aspect double bedroom enjoying views towards the Lakeland fells.

Ensuite Shower Room

1.1m x 2.5m (3' 7" x 8' 2") Fitted with a three piece suite comprising shower cubicle with mains shower, WC and wash hand basin, part tiled walls.

Bedroom 2

2.8m x 2.5m (9' 2" x 8' 2") A front aspect double bedroom.

Bedroom 3

2.5m x 2.0m (8' 2" x 6' 7") A rear aspect single bedroom, currently used mainly for storage purposes, enjoying lovely views towards the Lakeland fells.

Family Bathroom

1.6m x 2.0m (5' 3" x 6' 7") Fitted with a three piece suite comprising bath with tap connected, hand held shower attachment, WC and wash hand basin. Part tiled walls and obscured front aspect window.

EXTERNALLY

Gardens and Parking

To the front there is a small garden and a pathway leading to the front door. To the rear, there is an enclosed garden laid to lawn with gated access leading to a residents only parking area where the property benefits from two designated parking spaces.

ADDITIONAL INFORMATION

NHBC Warranty

We understand there are approximately 2 years remaining on the NHBC 10 year warranty - issued when the property was built in 2016.

Additional Information

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 2023 was £222.00; 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

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed. Telephone and broadband connections 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: The property can be easily located at the entrance of the estate or by using what3words location ///waffle.appealing.future & can be easily identified by a PFK For Sale Board.

