



37 MERLIN DRIVE | MORESBY PARKS | WHITEHAVEN | CA28 8YE

PRICE £399,950





SUMMARY

We absolutely love this versatile detached modern home which benefits from a fantastic plot with a ton of parking to the front, a generous dual level garden to the rear plus a double integral garage! Immaculate throughout, this wonderful family home includes a reception hall with ground floor WC, a generous triple aspect living room, a recently fitted stylish kitchen with fitted appliances, mood lighting and centre island, a dining area which leads to a sun/family room, a total of five bedrooms to the first floor plus a first floor bathroom and separate shower room. Whatever your family needs, this home has all the boxes ticked!

EPC band TBC

GROUND FLOOR RECEPTION HALL

A PVC front door with double glazed windows to either side leads into a generous hall with stylish modern doors to rooms, double doors leading into living room, striking staircase rising to first floor, radiator, wood style flooring

GROUND FLOOR WC

Double glazed window to side, low level WC, hand wash basin, extractor fan

LIVING ROOM

A lovely light filled triple aspect room of generous proportions, Double glazed window to front, two to side and one to rear, recessed fireplace with external chimney and fitted with multi fuel stove with hearth, two radiators

KITCHEN/DINING/FAMILY ROOM

A large open plan room split into three areas.

The kitchen area has been recently fitted in a stylish modern range of base and wall mounted units with striking 'Silestone' worktops and centre island which includes a breakfast bar. Mood lighting fitted to all units. inset sink unit with upstand, fitted American style fridge freezer, dishwasher, wine cooler, and oven with combination microwave, double glazed window to side, door into garage, step down to dining area.

The dining area has double glazed window to side, space for wall mounted TV, wood style flooring, space for table and chairs, open to sun/family area.

The family area has double glazed windows to three sides plus skylight window to rear, double glazed French doors into garden, double radiator, tile effect flooring

FIRST FLOOR LANDING

A generous landing with doors to rooms, storage cupboard, feature arch double glazed window on stairs looking to rear garden

BEDROOM 1

A generous bedroom with vaulted style ceiling and four Velux windows, double glazed window to front, walk in wardrobe with twin doors, double radiator

BEDROOM 2

Velux window to rear, radiator with cover

BEDROOM 3

Double glazed dormer window to front, double radiator,

BEDROOM 4

An L-shaped bedroom with Velux window to rear, radiator with cover

BEDROOM 5

Double glazed dormer window to front, double radiator

FAMILY BATHROOM

Double glazed window to side, bath set into tiled cradle with shower attachment, pedestal hand wash basin, low level WC. Double radiator, stone type tiling to half wall height, extractor

SHOWER ROOM

Velux window to rear, fitted to include quadrant shower enclosure with shower unit, pedestal hand wash basin, low level WC. radiator, tile effect flooring,

EXTERNALLY

At the front a block paved parking area for four vehicles leads to garage and a covered storm porch with front door.

To the rear there is a large garden, including a generous patio dining terrace with adjacent area for play equipment, an area of lawn with a step down to a further area of lawn, plus a play equipment area laid with bark chippings at the far end. side access gates.

Double integral garage with up and over door, double glazed window, door to garden, power water and light connected.

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: E

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor, integrated dishwasher and wine cooler, fitted fridge freezer

Broadband type & speed: Standard 1Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates that O2 has good signal and Vodafone has limited service indoors but the rest have no service inside. All networks have signal outdoors.

Planning permission passed in the immediate area: None known

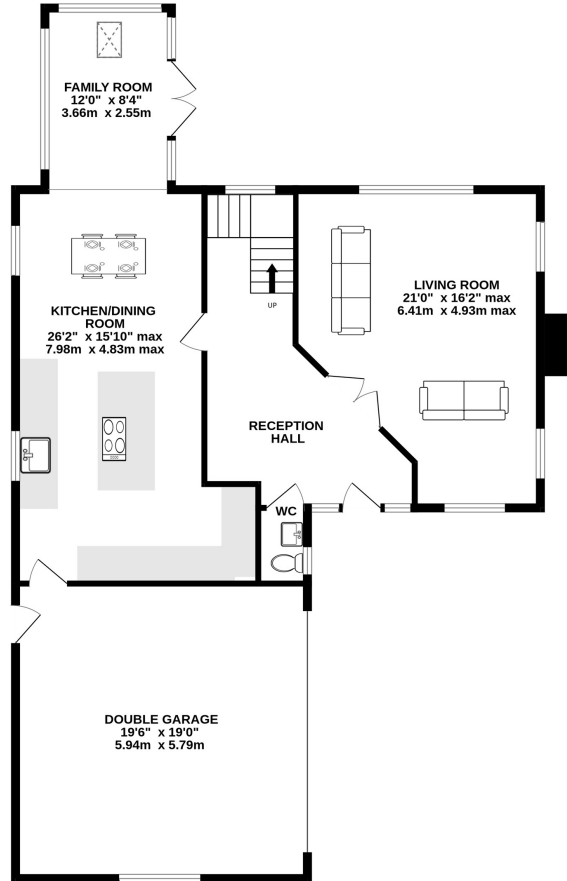
The property is not listed

DIRECTIONS

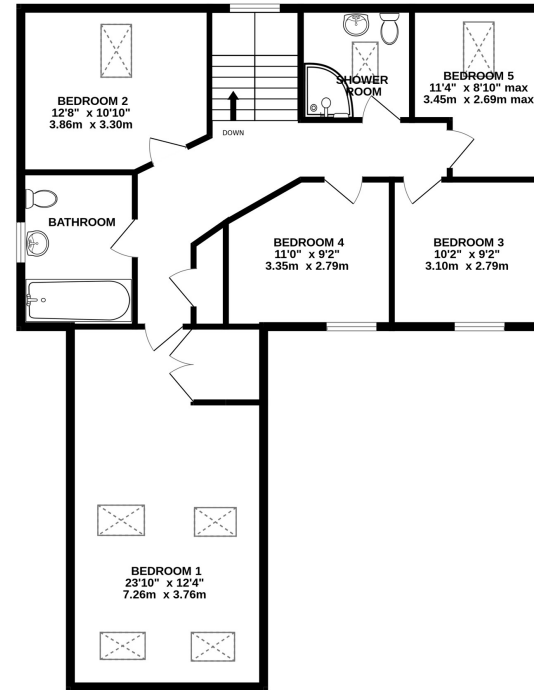
From Whitehaven head north on the A595 and take a right turn to Moresby Parks. Proceed uphill and at the crest of the hill turn left back downhill into the village. At the T-Junction turn right onto Moresby Parks Road and then 2nd right into Parkfields Road. Turn left into Merlin Drive and then left again, following the cul de sac round to the right. The property will be located on the left hand side.



GROUND FLOOR
1301 sq.ft. (120.9 sq.m.) approx.



1ST FLOOR
1032 sq.ft. (95.9 sq.m.) approx.



TOTAL FLOOR AREA: 2334 sq.ft. (216.8 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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