



7 WINSTON DRIVE | HENSINGHAM | WHITEHAVEN | CUMBRIA | CA28 8RB

PRICE £275,000





SUMMARY

This detached bungalow in Hensingham is a bit special! Well located for access to local Junior and both High schools, local shops and the Spar/petrol station, the property occupies a generous plot with a wooded area that leads down to a garth at the back making it very secluded and great for enjoying wildlife. This is a property that begs to be extended to create a forever home but is equally suitable for an early downsize for those who love to garden. The well presented and generous accommodation includes a living room, a separate dining room, a 20' wide conservatory, a stylish modern kitchen with integrated appliances, a separate utility room, two double bedrooms both with fitted bedroom furniture and a stylish modern shower room. In addition to the established wrap-around gardens and woodland there is an attached garage plus a decent drive. Offered chain free, this wont be available for long so call us fast to book in an early viewing!

EPC band TBC

ENTRANCE PORCH

A part double glazed PVC door leads into porch with window beside, part glazed wooden door into hall.

ENTRANCE HALL

A generous hall with doors to rooms, built in cupboard, double radiator, access to loft space, coved ceiling

LIVING ROOM

A generous room with double glazed window to front, two double radiators, gas flame effect inset fire, coved ceiling

DINING ROOM

Double glazed French doors lead into conservatory, radiator, space for table and chairs, coved ceiling, wood style flooring

CONSERVATORY

A large Victorian style conservatory with double glazed windows to three sides and polycarbonate roof, saloon fan unit, three radiators, double glazed French doors to garden

KITCHEN/BREAKFAST ROOM

A stylish kitchen fitted in a range of modern base and wall mounted units with work surfaces and underlighting, single drainer sink unit with tiled splashback, 5 ring gas hob with extractor, eye level double oven, integrated microwave, slimline dishwasher and fridge, LED kickboard lighting, two vertical radiators, double glazed window to rear, coved ceiling, part double glazed door to utility, wood style flooring

UTILITY ROOM

Double glazed window to rear, base and eye level units with worktops, space for washing machine, radiator, personal door to garage, part double glazed door to garden

BEDROOM 1

A double bedroom with double glazed window to front, fitted range of bedroom furniture to include wardrobes, dressing table, bedside cabinets and cupboards over bed, double radiator, coved ceiling



BEDROOM 2

Double glazed door with picture window beside leading out onto decking and rear garden, built in wardrobes with sliding doors, fitted drawers, bedside cabinets and cupboards over bed, coved ceiling, radiator

SHOWER ROOM

Double glazed window to side, walk-in shower enclosure with thermostatic twin head shower unit, hand wash basin and hidden cistern WC in vanity style unit, medicine cabinet with wall mirror, extractor fan, towel rail, tiled walls and flooring

EXTERNALLY

The property occupies a generous mature plot which is secluded in nature and offers potential to extend the property if desired. At the front a drive leads down to the garage with path to front door and a garden area laid to lawn. A side gate leads to the rear garden which is laid to lawn with patio and decking plus stores and shed. The garden backs onto woodland leading down to a garth and stream and this is also within the properties curtilage. Attached garage with up and over door, double glazed window to side, wall mounted combi boiler, power and light, personal door to 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: TBC

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor, integrated microwave, slimline dishwasher and fridge

Broadband type & speeds available: Standard 8Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to July 25' indicates All networks have service outdoors, EE and Vodafone have good signal inside but the others have variable service indoors.

Planning permission passed in the immediate area: None known

The property is not listed

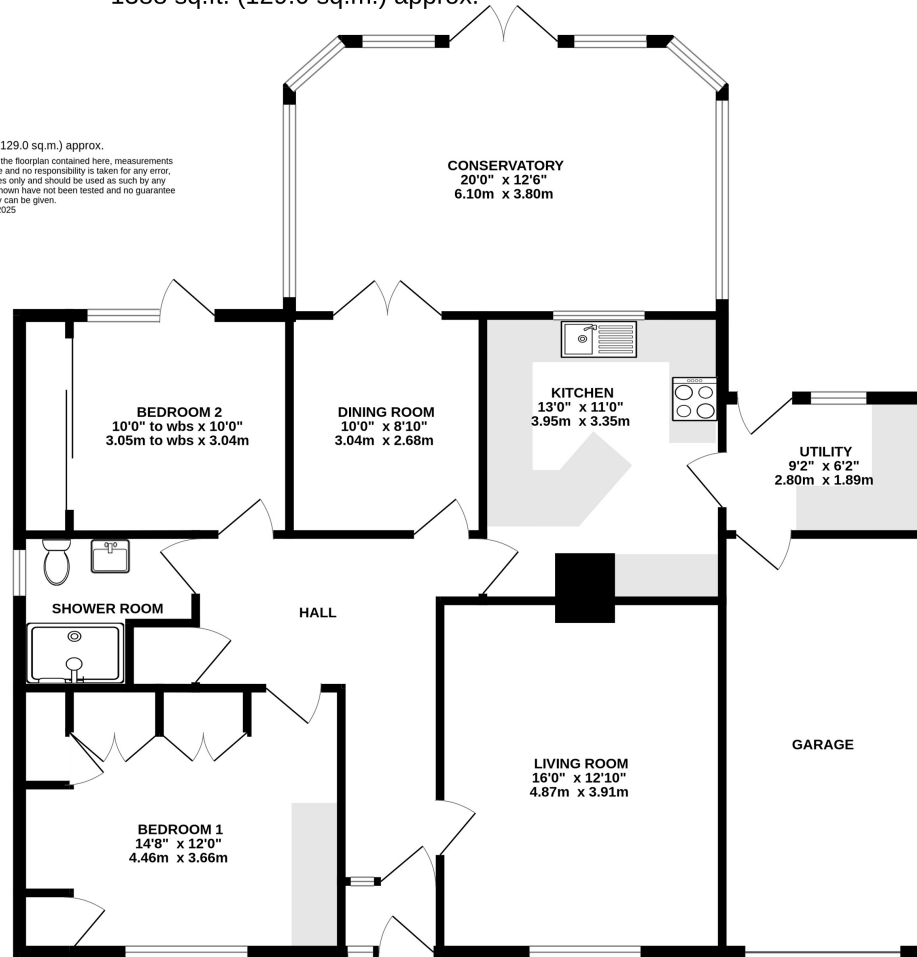
DIRECTIONS

From the town centre head up Inkerman Terrace past McDonalds. At the traffic lights turn right onto the A595 heading south and immediately take a left hand slip road, following past The Ribton pub to a mini roundabout. Turn left here heading uphill and before reaching the Shell petrol station and local Spar, turn left into Winston Drive. Turn left again into a cul de sac and the property will be located on the right hand side.



GROUND FLOOR
1388 sq.ft. (129.0 sq.m.) approx.

TOTAL FLOOR AREA : 1388 sq.ft. (129.0 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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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.