



3 MANOR GARDENS | WHITEHAVEN | CUMBRIA | CA28 8BQ

PRICE £280,000





SUMMARY

Enjoying a private position in this tucked away development in the town, this detached chalet bungalow will make a great 'forever' home. Built in 2006 and occupying a decent plot with plenty of parking at the front, the property ticks a lot of boxes and includes generous accommodation including a reception hall with galleried landing, a large living room with bay window and double aspect, an open plan kitchen/dining room, a ground floor WC, a conservatory overlooking the garden with adjacent utility, a ground floor main bedroom with en-suite shower room plus a further reception room (potential for a 4th bedroom). To the first floor there are two generous double bedrooms plus a family bathroom. The property occupies a large plot with lawned gardens to rear plus an orchard area to one side and includes a large oversized garage at the front. A perfect home if you are a buyer who wants to add your own mark and stay for decades to come...

EPC band D

GROUND FLOOR ENTRANCE VESTIBULE

A part double glazed PVC door with twin double glazed windows beside leads into vestibule with tiled flooring, door into garage and part glazed door into hall

ENTRANCE HALL

A generous hall with galleried landing, doors to rooms, vertical radiator, stairs to first floor, under stairs storage cupboard

GROUND FLOOR WC

Double glazed window to rear, corner low level WC and hand basin, tiling to half wall height

LIVING ROOM

A large room with double aspect including double glazed bay window to front, double glazed window to side, multi fuel stove in chimney breast, double radiator, coved ceiling

KITCHEN/DINING ROOM

Double glazed window to side, fitted range of base and wall mounted units with work surfaces, single drainer sink unit, electric hob with oven and extractor, space for fridge and freezer, integrated dishwasher. Dining area with space for table and chairs, double radiator, coved ceiling, part double glazed door to conservatory

CONSERVATORY

Double glazed windows to side and rear, polycarbonate roof, double glazed door to garden, tiled flooring, door to utility

UTILITY

Polycarbonate roof to match conservatory, single drainer sink unit with cupboard and worktop, space for washing machine, part glazed door into garden

RECEPTION ROOM

A generous, versatile room, previously used as a dining room but with potential to be redeveloped to a 4th bedroom if desired with double glazed window to side, double radiator, electric fire with surround and hearth, coved ceiling

BEDROOM 1

Double glazed window to rear, radiator, built in wardrobes along one wall with sliding doors, coved ceiling, 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. Towel rail, extractor fan, tiled and PVC clad walls

FIRST FLOOR LANDING

A galleried landing overlooking hall with Velux window to front, doors to rooms, double airing cupboard

BEDROOM 2

Double glazed window to side, built in wardrobe with sliding doors, electric heater, two eaves cupboards

BEDROOM 3

Double glazed window to side, built in wardrobe with sliding doors, electric heater, two eaves cupboards

BATHROOM

Double glazed window to rear, panel bath with electric shower unit and screen, pedestal hand wash basin, low level WC. Tiled walls, extractor fan, electric towel rail

EXTERNALLY

The property is set well back from the roadside offering a large hardstanding for parking four or more vehicles at the front. Door to garage and path to front door, garden area with mature palm tree, side access into rear garden
The rear garden is generous in size and very secluded with woodland behind. To one side there is a paved storage and work area and at the rear, a lawn plus patio. A path leads along the rear boundary to a side garden planted with various fruit trees.
Oversized integral garage with power up and over door, double glazed window to side, power and light connected, part glazed door to front.

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, integrated dishwasher

Broadband type & speeds available: Standard 4Mbps / Superfast 56Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates all networks have good signal outside and all have variable service indoors.

Planning permission passed in the immediate area: None known

The property is not listed

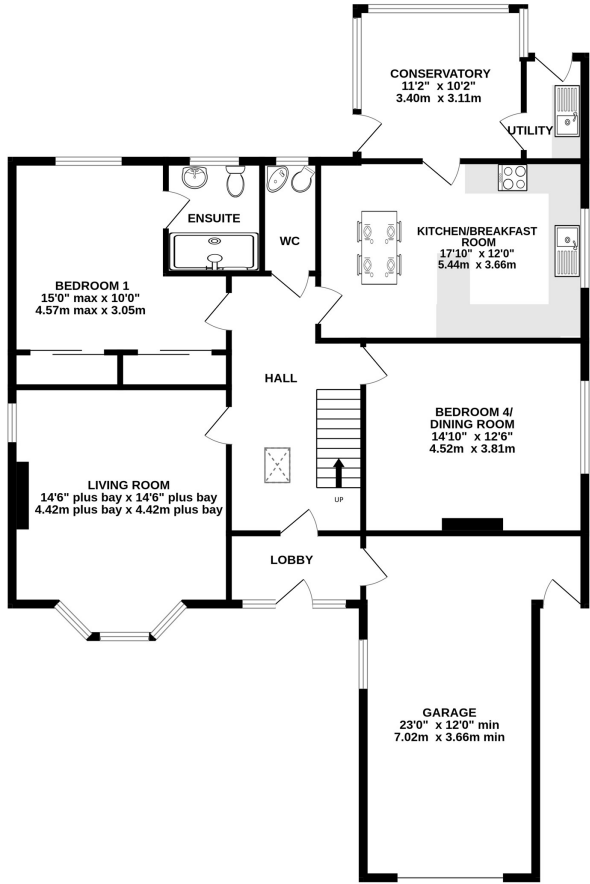
DIRECTIONS

From the town centre head up Inkerman Terrace passing McDonalds. At the T-junction turn right onto the A595 heading south and cross the roundabout. Take a right turn into Meadow road and descend the rise, turning left into Kirkstone Road. Turn left uphill into Manor Gardens and pass the old people's home, continuing into the estate where No.3 will be situated on the left hand side.

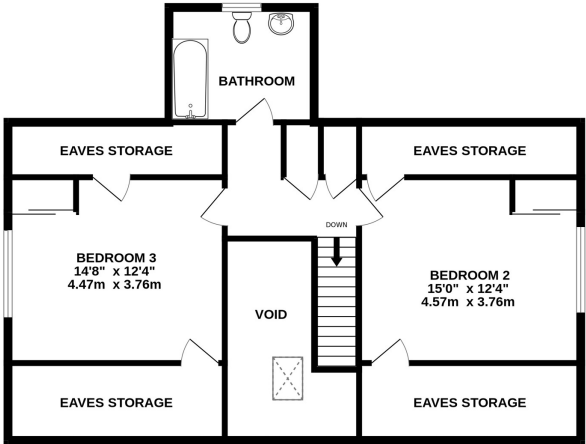




GROUND FLOOR
1494 sq.ft. (138.8 sq.m.) approx.



1ST FLOOR
890 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 2384 sq.ft. (221.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	61	78
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		