



14 WINSTON DRIVE | HENSINGHAM | WHITEHAVEN | CUMBRIA | CA28 8RD

OFFERS OVER £300,000





SUMMARY

Set in a secluded and generous plot, at the end of a quiet cul de sac this detached chalet bungalow is a real find! Surrounded by mature gardens with a wooded area sloping down towards a stream at the back this is perfect for those who love gardens and nature yet need the convenience of town. The property has been well maintained and is offered chain free, including an entrance hall, living room, separate dining room, kitchen/breakfast room, utility and WC, two ground floor double bedrooms, a modern shower room and two further bedrooms to the first floor. At the front a decent driveway leads to an attached garage and the gardens include a mature frontage, a raised decking terrace at the back, lawns, patio with pergola, greenhouse and sheds, a basement store, plus gated access to the woodland banking. Plots like these don't come up often to seize your chance to buy...

EPC band E

GROUND FLOOR ENTRANCE PORCH

A part glazed PVC door with window beside leads into porch with a further part glazed door with window beside to hall

ENTRANCE HALL

Doors to rooms, stairs to first floor, built in double cupboard

LIVING ROOM

Double glazed window to front, gas living flame fire, heating air vent, wood style flooring

DINING ROOM

Double glazed window to rear, space for table and chairs, heating air vent, wood style flooring

KITCHEN/BREAKFAST ROOM

Fitted range of base and wall mounted units with work surfaces, sink unit with tiled splashbacks, gas hob with eye level oven and grill, space for dishwasher and fridge, space for table and chairs, double glazed window to rear, double width larder cupboard, cupboard housing warm air boiler, further storage cupboard, tiled flooring, door to utility room

UTILITY ROOM

Part double glazed door to rear, personal door to garage, sliding door to WC. space for fridge freezer and washing machine, tiled flooring

GROUND FLOOR WC

Double glazed window to side, low level WC, space for tumble dryer, tiled floor

BEDROOM 1

Double glazed window to front, built in wardrobes along one wall with sliding doors, heating air vent

BEDROOM 2

Double glazed window to rear, heating air vent

SHOWER ROOM

Double glazed window to side, double shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. PVC and tiled splash areas, extractor fan, linen cupboard



FIRST FLOOR

LANDING

Velux window to front, doors to rooms, exposed purlins

BEDROOM 3

Double glazed window to side, eaves storage area with sliding doors

BEDROOM 4

Double glazed window to side, two eaves cupboards, central positioned chimney stack with walking gap to either side.

EXTERNALLY

The property occupies a wonderful, secluded plot which backs onto woodland behind and so is great for nature lovers or those that value privacy. The frontage is generally low maintenance including areas of gravel with mature raised beds and path to front door. Access gates to both sides of house.

The rear garden is generous in size and includes a raised decking area accessed from utility with steps down to main garden which includes areas of lawn, a patio with pergola over, mature flower beds, plus a working area of the garden with raised beds, shed and greenhouse. Basement storage area under raised decking. A gate in rear fence leads into the banking at the back which is planted with many different species of tree and leads down to a stream at the bottom.

there is an imprinted concrete driveway to side with access to attached garage with up and over door, double glazed window to side, power and light

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, hob and oven, greenhouse and shed

Broadband type & speed: Standard 8Mbps/Superfast 80Mbps

Known mobile reception issues: All UK providers ok

Planning permission passed in the immediate area: None known

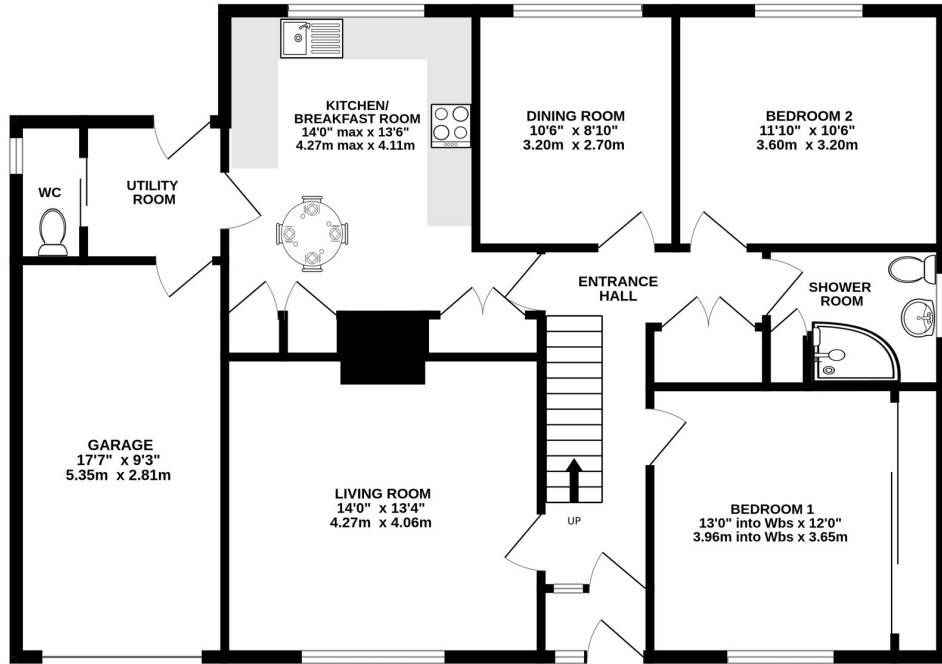
The property is not listed

DIRECTIONS

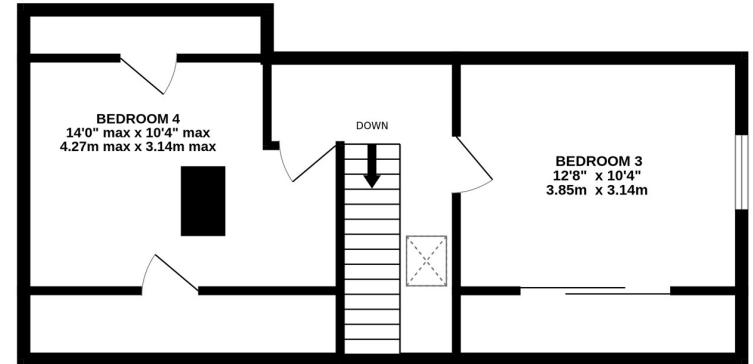
From the town centre head up Inkerman Terrace and turn right at the traffic lights onto the A595 heading south. Take the next left at the lights and follow up into Hensingham to a mini roundabout, turning left to head uphill. Turn left into Winston Drive and follow the cul de sac round to the right to the end where the property will be situated.



GROUND FLOOR
1117 sq.ft. (103.8 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1558 sq.ft. (144.7 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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www.lillingtons-estates.co.uk

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			