



29 LINKS CRESCENT | SEASCALE | CUMBRIA | CA20 1RB

PRICE £275,000





#### SUMMARY

This detached modern home in this sought after coastal village was built as a three bed property with a double garage and has been re-modelled to use one garage as a ground floor 4th bedroom with en-suite - perfect for those with an older relative or young adult to consider. The property includes an entrance hall, a spacious living/dining room, conservatory, an open plan kitchen/family room, a separate utility and ground floor WC, the ground floor en-suite bedroom, a first floor en-suite bedroom, two further bedrooms and a bathroom. There is still an attached garage to the side, a double drive and a plot of generous width, backing on to the golf course! All this and within walking distance of shops, school, station, ice cream parlour and of course the sandy beach!!

EPC band TBC

#### GROUND FLOOR ENTRANCE LOBBY

Part double glazed PVC door leads into lobby with double glazed window to side, door to hall and tile effect floor.

#### ENTRANCE HALL

Doors to living room and bedroom 2, stairs to first floor landing, double radiator, coved ceiling, wood effect flooring.

#### LIVING ROOM

Double glazed window to front with blinds, gas living flame fire with surround and hearth, double and single radiators, coved ceiling, arch into dining room, wood effect flooring.

#### DINING ROOM

Double glazed patio doors to conservatory, space for table and chairs, radiator, coved ceiling, wood effect flooring, door to kitchen.

#### CONSERVATORY

Double glazed construction with polycarbonate roof and fitted blinds, saloon fan unit, electric panel heating, double glazed door into garden, wood style flooring

#### KITCHEN/BREAKFAST ROOM

A spacious room with a range of base and eye level units with work surfaces, one and a half bowl single drainer sink unit with tiled splash back, space for cooker, fridge and dishwasher, breakfast bar, space for sofa or breakfast table, twin double glazed windows to rear, double radiator, wood effect flooring, under stairs storage cupboard with light connected, door to utility room.

#### UTILITY ROOM

Double glazed window to rear, double glazed PVC door to side, cupboard and work surface, space for tumble dryer and washing machine. Double coat cupboard.

#### GROUND FLOOR WC

Low level WC, wash hand basin, extractor fan, wood effect floor.

#### BEDROOM 2

A generous double bedroom perfect for a teenager or dependent relative with double glazed window to front with blinds, double radiator, fitted wardrobes and bedside cabinets, door into en-suite.

#### EN-SUITE SHOWER ROOM

Double shower enclosure with electric shower unit, hand wash basin and hidden cistern WC in vanity unit, recessed shelves for products, extractor fan, chrome towel rail, tile effect floor.

#### FIRST FLOOR LANDING

Double glazed window to side, doors to rooms, access to loft space, built in airing cupboard, wood effect flooring.

#### BEDROOM 1

Double glazed window to front, with fell views, radiator, built in wardrobes with dressing table to one wall, door to en-suite.

#### EN-SUITE SHOWER ROOM

Double glazed window to side, recessed shower enclosure with thermostatic shower unit, pedestal hand wash basin and low level WC. Chrome towel rail, extractor fan, tile effect flooring.

#### BEDROOM 3

Double glazed window to rear with views over the golf course, built in double wardrobe, radiator.

#### BEDROOM 4

Double glazed window to front with views to the fells, radiator, built in wardrobe.

#### FAMILY BATHROOM

Double glazed window to rear, recently fitted to include a P-shaped bath with twin head thermostatic shower unit and screen, pedestal hand wash basin and low level WC. Chrome towel rail, extractor fan, stylish tiled walls and floor.

#### EXTERNALLY GARAGE

The attached garage has an up and over door, water power and light connected.

#### GARDEN

To the front of the property is an area laid to lawn with double width driveway leading to garage. A path continues to front door and leads round to an access gate into rear garden, useful loft space plus further mezzanine storage area, central heating boiler and door into utility.

The rear garden backs onto the golf course behind and includes an area of lawn with mature planted borders, a lovely paved seating area, two garden sheds with power connected, outside lighting and power sockets.

#### 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

Broadband type & speed: Standard 18Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates all providers have service outside. Indoors EE have no service, the remaining providers have limited service.

Planning permission passed in the immediate area: None known

The property is not listed

#### DIRECTIONS

From Whitehaven take the A595 south, passing Egremont and Calderbridge. Ignore the left turns for Gosforth and at a crossroads turn right to Seascale. Proceed into the village past the shops and turn right before the station and beach into The Banks. Turn right again into The Fairways and then left into Links Crescent. The property will be located on the left hand side.





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.