

# PFK

9 Waters Edge Close, Whitehaven CA28 9PE

Guide Price: £315,000





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## LOCATION

Waters Edge is located on the popular Story Homes development on the edge of the historic Georgian town of Whitehaven. For those wishing to commute there are good links via the A595, and bus and rail services. Whitehaven itself offers a wide range of local amenities including shops, schools and leisure facilities. Along the coast is St Bees Head with its sandy beach, lovely coastal walks and bird sanctuary. Travel ten miles inland and you can be in the Lake District National Park and walking on the surrounding fells.

## PROPERTY DESCRIPTION

This four-bedroom, detached family residence is situated within a contemporary estate in the Kells area of Whitehaven. Its convenient location makes it particularly attractive to families, given its proximity to the town and essential amenities - including schools. In addition, the property occupies a great position on the waters edge, with some coastal views, making it appealing to those looking to relocate near the sea.

The ground floor features an inviting entrance hallway, spacious lounge, modern dining kitchen, utility room and a convenient WC. The first floor provides a principal bedroom with en-suite shower room, along with three additional, well-appointed bedrooms and a modern family bathroom, ensuring ample space for family living.

Externally, the property boasts a generous driveway which accommodates off-road parking for three to four vehicles, along with an integral garage. The rear garden is well-designed, incorporating a lawn and two patio seating areas, providing an ideal outdoor space for relaxation and entertainment.

All in all, an immaculate property, boasting beautifully appointed accommodation, views, and a most convenient position for either a family looking for their forever home or a relocation from busier towns and cities, with local employment centres and the delights of the nearby National Park within very easy reach. Viewing is strongly encouraged.

## ACCOMMODATION

### Entrance Hallway

Accessed via composite entrance door. Welcoming entrance hallway with radiator, wood effect flooring and stairs to first floor accommodation.

### WC

0.89m x 1.59m (2' 11" x 5' 3") Situated in the under stair area. Partly tiled and fitted with close coupled WC and wash hand basin. Small radiator and wood effect flooring.

### Living Room

3.05m x 4.62m (10' 0" x 15' 2") Front aspect reception room with coved ceiling, radiator and feature gas fire set in contemporary wooden surround with contrasting hearth and matching back plate.

### Dining Kitchen

6.10m x 2.84m (20' 0" x 9' 4") A bright living space with wood effect flooring and patio doors with glazed side panels opening out to the gardens at the rear. The kitchen area is fitted with contemporary, matching wall and base units with complementary wood effect work surfacing, 1.5-bowl stainless steel sink/drainage unit with mixer tap, and the added benefit of a fitted reverse osmosis water filtering system with separate drinking tap. Integrated appliances include dishwasher, double electric oven (fitted at eye level), gas hob with extractor over, and fridge freezer. Ample space for dining furniture and access to:-

### Utility Room

1.68m x 2.43m (5' 6" x 8' 0") Fitted with matching wall and base units with contrasting wood effect work surfacing. Space/power/plumbing for washing machine and tumble dryer, radiator, wood effect flooring, door to integral garage and part glazed (obscured glass) door providing access to the rear garden.

## FIRST FLOOR

### Landing

Providing access to four bedrooms and a family bathroom. Large, built in, storage cupboard and access to loft space.

### Principal Bedroom

2.87m x 3.95m (9' 5" x 13' 0") Front aspect, principal bedroom with radiator and access to:-

### En Suite Shower Room

1.72m x 2.30m (5' 8" x 7' 7") Fitted with three piece suite comprising large shower enclosure (mains plumbed shower), low level WC and wash hand basin. Part tiled walls, obscured window, laddered radiator and tiled floor.

## Bedroom 2

2.55m x 3.63m (8' 4" x 11' 11") Rear aspect room with radiator. Although currently utilised as a dressing room, it is suitable for use as a double bedroom having ample space for a double, or even a queen size bed.

## Family Bathroom

2.23m x 2.30m (7' 4" x 7' 7") Partly tiled bathroom fitted with three piece suite comprising panelled bath with mains plumbed shower over, low level WC and wash hand basin. Rear aspect, obscured window, laddered radiator and tiled floor.

## Bedroom 3

2.62m x 3.24m (8' 7" x 10' 8") Front aspect, double bedroom with radiator and built in storage cupboard.

## Bedroom 4

2.90m x 3.30m (9' 6" x 10' 10") Rear aspect, double bedroom with radiator.

## EXTERNALLY

### Private Driveway

The property occupies a large plot on the estate and benefits from a corner position thereby providing a larger driveway than some of the other properties. This provides off road parking for three/four vehicles and leads to:-

### Integral Single Garage

2.63m x 5.03m (8' 8" x 16' 6") With up and over door, power, light and useful cold water tap.

## Gardens

An easy to maintain lawned area flanks the driveway to the front of the property. Access via the side of the house to a substantial rear garden which has been landscaped by the current owners to provide a great space for children to play and for outdoor dining/entertaining. The garden is fully enclosed, south facing and provides a good section of lawn with two paved patio areas. The rear garden also has the advantage of both hot and cold water taps.

## ADDITIONAL INFORMATION

### Tenure

Freehold.

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Cokermonth office, 01900 826205.

Directions: The property can be located using the postcode CA28 9PE; alternatively by using What3words///winded.leopard.geese





Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>92 A</b>
81-91	<b>B</b>	<b>82 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		



**Approximate total area<sup>(1)</sup>**  
1213.74 ft<sup>2</sup>  
112.76 m<sup>2</sup>

**Reduced headroom**  
0.22 ft<sup>2</sup>  
0.02 m<sup>2</sup>



Floor 0



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 6 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS PMS 3C standard.

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