



19 COLLIERS WAY | WHITEHAVEN | CUMBRIA | CA28 9BH

PRICE £395,000





SUMMARY

This detached modern property is a bit special in our opinion! Positioned on the sea cliffs overlooking the Isle of Man and just off the picturesque coastal footpath to St Bees, this is a wonderful spot to watch the sunsets and majestic seas from the comfort of your landscaped garden. If anything though, the home just gets better once you are inside, benefiting from a 30' wide luxury kitchen/dining room with centre island and granite worktops, plus a stunning adjacent family room with vaulted ceiling and shutters. There are two en-suites, four double bedrooms, two of which have LED 'starry sky' mood lighting, a dressing room to bedroom 1, a large galleried landing with handy home office area, an elegant formal living room, a luxurious bathroom with twin sinks, freestanding bath plus separate shower enclosure, a utility and WC and finally a generous double garage with 32A EV charger. Tastefully re-decorated and immaculately maintained by the owners, this is a forever home without a doubt!

EPC band B

GROUND FLOOR RECEPTION HALL

A part double glazed door with two windows beside leads into hall with door to kitchen & living room, feature oak staircase with carpet runner leads up to galleried landing, radiator, under stairs recess, coved ceiling, tiled flooring

LIVING ROOM

Double glazed window to front, double radiator, coved ceiling, electric fire with surround and hearth, double doors lead into dining area

KITCHEN/DINING/FAMILY ROOM

A stunning open plan L-shaped room split into three areas and without doubt the heart of the home.

The kitchen area is fitted in a comprehensive range of modern base and wall mounted units with granite worktops and bevelled edge, centre island with matching worktop including breakfast bar, two pop-up power sockets, fitted 900mm range style cooker with extractor, integrated dishwasher, wine cooler and fridge, butler style sink unit with upstand, double glazed window to rear, two radiators, coved ceiling, tiled flooring, doors to garage and utility, open to dining area.

The dining area has space for family size table and chairs, double radiator, coved ceiling, tiled flooring, open to family room

The family room has vaulted ceiling with feature arch double glazed window to rear and French doors with double glazed window beside to the side, looking towards the sea. Fitted shutters to both aspects, space for sofas, radiator, coved ceiling, tiled flooring

UTILITY ROOM

Part double glazed door into garden, space for American style fridge freezer, washing machine and tumble dryer, radiator, extractor fan, coved ceiling, tiled flooring, door to WC

GROUND FLOOR WC

Double glazed window to side, low level WC, corner hand wash basin, radiator, extractor fan

FIRST FLOOR GALLERIED LANDING WITH STUDY AREA

A generous landing with doors to bedrooms and bathroom, storage cupboard, coved ceiling, access to loft space. Separate study area at the front with dormer double glazed window and space for desk/chair

BEDROOM 1

A large double bedroom with double glazed window to rear and views over the sea, double radiator, coved ceiling, doors to a dressing room with hanging rails and to en-suite

EN-SUITE SHOWER ROOM

Double glazed window to side, quadrant shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Radiator/towel rail unit, coved ceiling, extractor fan, tiled walls and wood style flooring

BEDROOM 2

A double bedroom with double glazed window to front, double radiator, LED 'Starry sky' lighting to ceiling, built in double wardrobe, coved ceiling, door to en-suite

EN-SUITE SHOWER ROOM

Quadrant shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Radiator/towel rail unit, coved ceiling, extractor fan, tiled walls and wood style flooring

BEDROOM 3

A further double bedroom with dormer double glazed window to front, double radiator, two built in double wardrobes, coved ceiling, wood style flooring

BEDROOM 4

A 4th double bedroom with double glazed window to rear and sea views, two built in double wardrobes, LED 'starry sky' ceiling lighting, double radiator, coved ceiling, wood style flooring

BATHROOM

A stylish modern bathroom with freestanding tub bath, separate quadrant shower enclosure with thermostatic shower unit, twin bowl style sink units on granite plinth, low level WC. Double glazed window to rear, radiator/towel rail unit, extractor fan, coved ceiling, tiled walls and flooring

EXTERNALLY

The property is well positioned with a double width block paved vehicular drive leading to an integral double garage. Fitted Hypervolt 32A EV charger. Garden area to one side laid with artificial grass and planting to three sides. Path to a coved storm porch and access to front door which also leads round to a side gate into rear garden.

The rear garden is enclosed and enjoys gorgeous views to one side over the sea cliffs and Irish Sea. It includes a spacious paved patio terrace, an area of artificial lawn, planted borders to boundaries and a raised area of decking. Outside tap and power sockets.

Integral double garage with powered up and over door with remote. Wall mounted boiler, double radiator, power and light connected.

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: E

Tenure: Freehold

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

Fixtures & Fittings: Carpets, shutters, range cooker and extractor, integrated recently replaced fridge, dishwasher and wine cooler

Broadband type & speed: Standard 7Mbps / Superfast 56 Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates EE and 3 have no service inside and the rest have limited service. All providers have signal outdoors

Planning permission passed in the immediate area: None known

The property is not listed

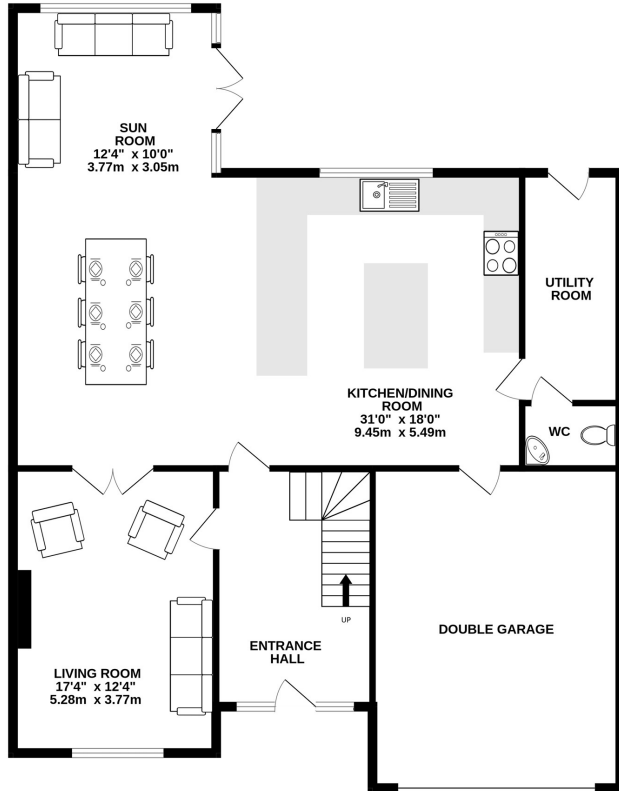
DIRECTIONS

From the town centre head out on St Bees Road passing Aldi and Asda. At the Coach Road junction bear right uphill on the Ginns to Kells Road and at the top of the hill turn right by the church onto High road. Turn left into South Row and the second left into Colliers Way. Pass the left hand cul de sac and follow the road round to the left, where the property will be located on the right hand side.

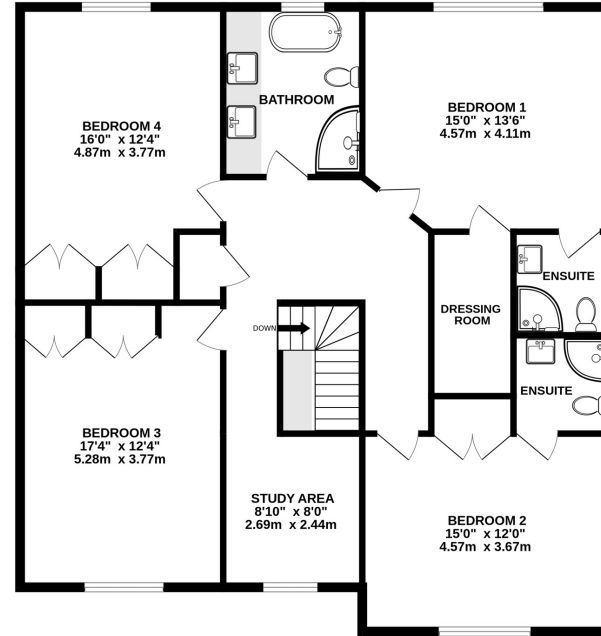




GROUND FLOOR
1431 sq.ft. (133.0 sq.m.) approx.



1ST FLOOR
1314 sq.ft. (122.0 sq.m.) approx.



TOTAL FLOOR AREA : 2745 sq.ft. (255.0 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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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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		81	86
England, Scotland & Wales			