



CHELFORD | DRIGG ROAD | SEASCALE | CUMBRIA | CA20 1NX

PRICE £330,000





SUMMARY

This immaculately presented detached dormer bungalow sits in a lovely position within this coastal village and enjoys views to Scafell Pike at the side whilst being in easy reach of the sandy beach (and the ice cream parlour). The property has been lovingly improved and enlarged by the owners and includes an entrance hall, living room, stunning sun room, a generous open plan dining room and kitchen, which has been recently fitted in stylish units with Neff appliances, a utility room, ground floor double bedroom and a generous contemporary style bathroom. To first floor level there is a generous landing, two large double bedrooms and a handy first floor shower room. Gardens are landscaped with lawn and patio to the rear and an enclosed front terrace - a perfect place for a glass or two as the sun goes down! Oh, and don't forget the garage and decent driveway! This place has all the boxes ticked...

EPC band C

GROUND FLOOR ENTRANCE PORCH

Created as part of a front extension, a Part double glazed PVC door leads into the generous porch which offers plenty of light from twin rooflights, plus double glazed windows to front and side, both with blinds. Part double glazed PVC door with window beside into hall

ENTRANCE HALL

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

LIVING ROOM

Double glazed window to side, double radiator, stove effect fire in ornamental fireplace, open into the sun room

SUN ROOM

A stunning room forming part of a front extension with space for chairs or sofa, double glazed window to front, double glazed French doors to side into garden, two stylish ceiling skylights, two vertical radiators

DINING ROOM

Double glazed bay window to front with blinds, space for table and chairs, double radiator, wood style flooring, open into kitchen

KITCHEN

the kitchen is fitted in a comprehensive range of stylish base and wall mounted units with work surfaces, including breakfast bar. Double glazed window to rear, single drainer sink unit with splashback, Neff electric hob with oven and microwave, integrated fridge freezer and slimline dishwasher, wood style flooring, part double glazed door into rear hall

REAR HALL

Part glazed PVC door to garden with doors to utility and garage

UTILITY ROOM

Double glazed window to rear, space for washing machine and tumble dryer with worktop over, radiator, wood style flooring

BEDROOM 1

A double aspect room with double glazed windows to side and rear, radiator

BATHROOM

Two double glazed windows to rear, recently fitted to include a panel bath with shower attachment, a separate walk-in shower enclosure with twin head thermostatic shower unit, hand wash basin and hidden cistern WC in cupboard units, radiator/towel rail unit, extractor fan

FIRST FLOOR LANDING

A generous landing with double glazed window to front, doors to rooms, access to loft space

BEDROOM 2

A double bedroom with double glazed window to side, double radiator

BEDROOM 3

Double glazed window to side with views to the fells, double radiator, built in wardrobes along one wall with sliding doors

SHOWER ROOM

Double glazed window to rear, shower enclosure with thermostatic shower unit, hand wash basin with cupboards under, low level WC.

EXTERNALLY

To the front a recently laid tarmac drive leads to garage with side path to rear garden and door to front porch. There is an enclosed garden area at the front laid to shillies with an Indian sandstone patio area which is accessed from the sun room. the main garden is at the rear and includes a patio area, hardstanding and lawn. Single attached garage with roll over door, two double glazed windows to side, wall mounted boiler, power and light, door to rear

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: C

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven and hob, integrated microwave, fridge freezer and dishwasher

Broadband type & speeds available: Standard 16Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates O2 has service indoors but other networks have limited signal. All providers have signal outside

Planning permission passed in the immediate area: The building next door has permission to convert into a domestic dwelling.

The property is not listed



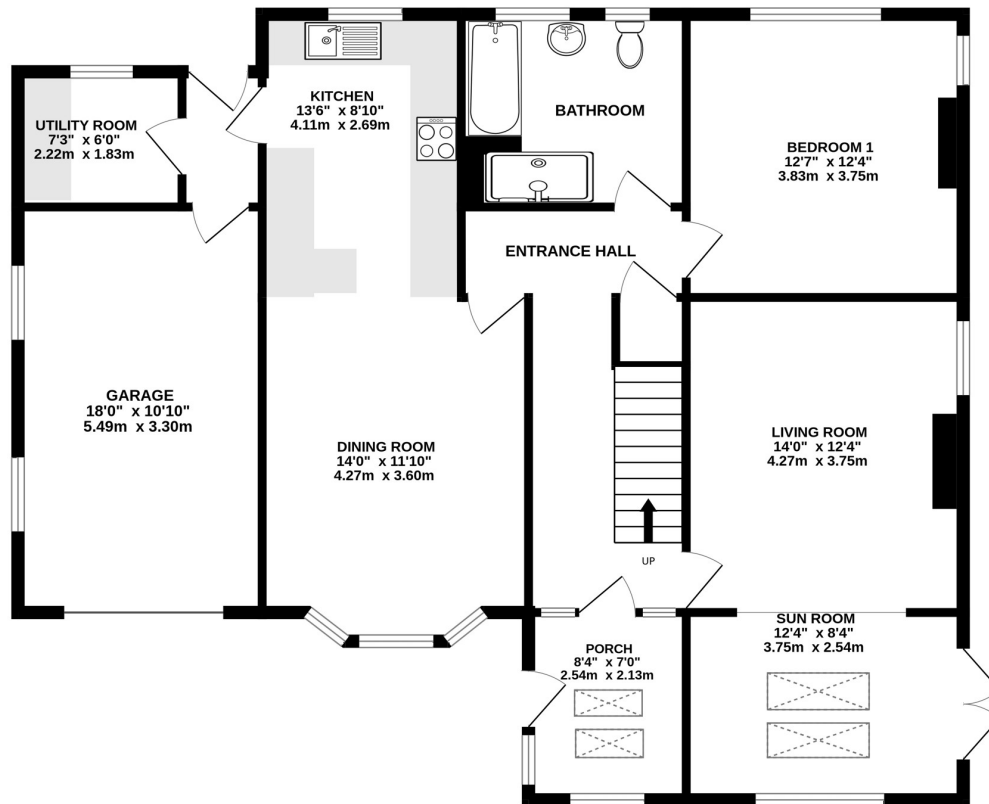
Agents note: The building to the side has plans to be developed into a residential property. These can be requested from the selling agent

DIRECTIONS

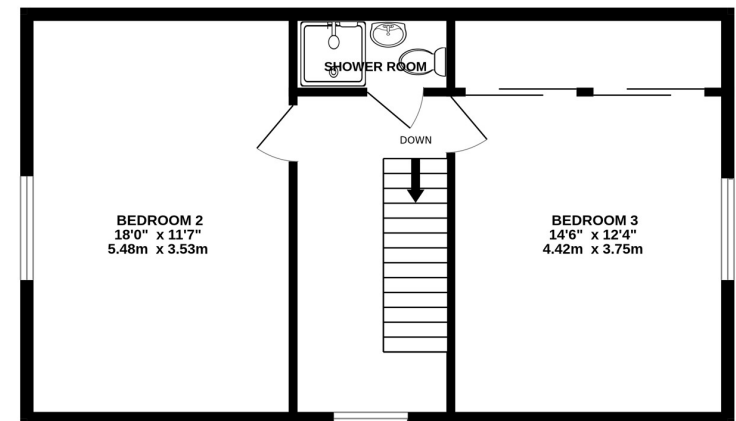
From Whitehaven head south on the A595 passing Egremont and Calderbridge. At the crossroads with Gosforth, turn right to Seascale and follow the road into the village, under the train line and past the beach carpark. Continue uphill on Drigg road past the Ice Cream parlour and the property will be located on the left hand side of the road before leaving the village



GROUND FLOOR
1243 sq.ft. (115.5 sq.m.) approx.



1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1802 sq.ft. (167.4 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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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.

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		
(92-100) A		96
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		