



1 FERN COURT | THE HIGHLANDS | WHITEHAVEN | CA28 6NN

PRICE £255,000





SUMMARY

We are thrilled to offer you this detached three bedroom modern bungalow in a private position within the popular Highlands estate in Whitehaven. The property is well presented and enjoys a view towards the sea at the front. The accommodation includes an entrance hall, spacious living room leading to a separate dining room, a large kitchen/breakfast room with lovely bay window to rear overlooking the garden, a main bedroom with en-suite shower room, two further bedrooms and a family bathroom. There is a generous tarmac drive to the front, an integral garage and a mature enclosed garden to the rear. Properties like this are always in demand so get your early viewing booked fast

EPC band TBC

ENTRANCE HALL

A part double glazed PVC front door leads into hall with double glazed window beside, doors to rooms, coved ceiling, radiator with cover, two built in cupboards, access to loft space, wood block flooring

LIVING ROOM

A generous room with a double glazed window to front with a view towards the sea, living flame fire with surround and hearth, opening to dining room, coved ceiling, wood block flooring

DINING ROOM

Double glazed window to rear, space for table and chairs, radiator, coved ceiling, door to kitchen

KITCHEN/BREAKFAST ROOM

A lovely and generous open plan room with a kitchen area fitted in a wide range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, gas hob with recently installed oven and an extractor fan, space for washing machine, tumble dryer, dishwasher and fridge freezer, personal door to garage

The breakfast area has space for table and chairs in a bay window feature with two double glazed rear facing windows and French doors leading out into garden, double radiator, wood block flooring throughout

BEDROOM 1

A double bedroom with double glazed window to rear, radiator, wood block flooring, door to en-suite

EN-SUITE SHOWER ROOM

Double glazed window to side, double shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Radiator, tiling to half wall height

BEDROOM 2

Double glazed window to front with a view towards the sea, radiator, wood block flooring

BEDROOM 3

Currently used as a dressing room with double glazed window to front with a view towards the sea, radiator, wood block flooring

BATHROOM

Double glazed window to side, panel bath with shower attachment and separate thermostatic shower unit, pedestal hand wash basin, low level WC. Tiling to half wall height, radiator, extractor fan, tiled flooring

EXTERNALLY

To the front of the property there is a double width tarmac drive leading to garage and with access to a covered storm porch and front door into property. Areas to both sides laid to lawn with bushes, side access gate to rear garden.

The rear garden is generous in size, enclosed and planted with mature bushes and plants to borders, side access for shed and side gate, patio area.

Integral garage with part glazed up and over door, personal door to rear, light, power and water tap are connected, wall mounted combi boiler.

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: Oven hob and extractor

Broadband type & speeds available: Standard 12Mbps / Superfast 47Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates neither EE or 3 have any signal indoors and the other networks have limited service. All providers have signal outside

Planning permission passed in the immediate area: None known

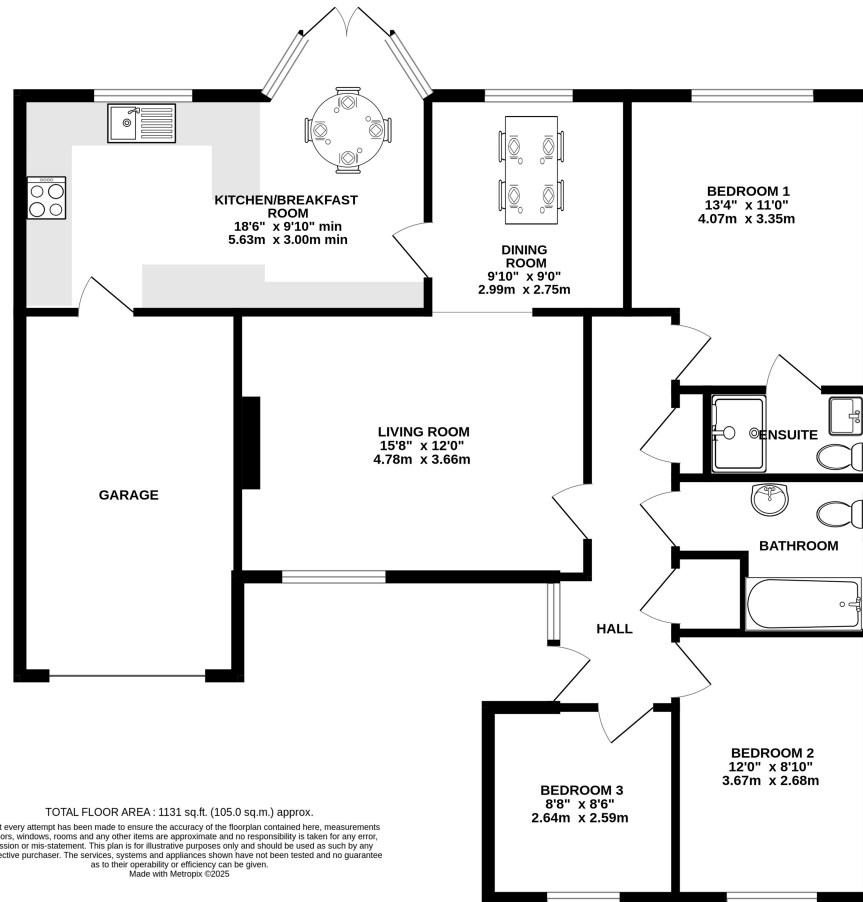
The property is not listed

DIRECTIONS

From the town centre head up Inkerman Terrace passing McDonalds and at the traffic lights turn left onto the A595. After approximately half a mile turn right uphill into the highlands Estate and take the 6th turning left into Fern Grove. Bear right at the junction into Fern Court and the property will be located on the right hand side.



GROUND FLOOR
1131 sq.ft. (105.0 sq.m.) approx.



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