



50 LAUREL BANK | WHITEHAVEN | CUMBRIA | CA28 6SW

PRICE £365,000





SUMMARY

We are delighted to be able to offer you this wonderful detached home on The Highlands estate in Whitehaven. The four bedroom property on occupies a private plot with fields behind and includes two en-suites plus the family bathroom, an elegant living room with bay window, a useful study, a fabulous dining room which opens into a large sun room, a modern painted kitchen with utility room and an attached double garage. Some equally nice touches are the less prominent rooms like the large reception hall and generous landing, plus the dressing room to the main bedroom. This is a really wonderful home in a highly regarded area of town.

EPC band D

GROUND FLOOR RECEPTION HALL

A part double glazed door with window beside leads into a generous hall with radiator, doors to rooms, stairs to first floor, coved ceiling, wood style flooring

GROUND FLOOR WC

Low level WC, pedestal hand wash basin, radiator, extractor fan, wood style flooring

STUDY

Double glazed window to side, fitted storage units and desk, radiator, coved ceiling, wood style flooring

LIVING ROOM

Feature bay window to side with double glazed French doors into garden, gas living flame fire with surround and hearth, panelled feature wall, radiator, coved ceiling, wood style flooring

DINING ROOM

Space for family table and chairs, radiator, coved ceiling, wood style flooring, opening into sun room

SUN ROOM

A generous former conservatory, now with PVC under-roof fitted for better insulation, double glazed windows to side and rear, two electric heaters, French doors open into garden, wood style flooring

KITCHEN/BREAKFAST ROOM

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, 5 ring gas hob with oven under, integrated dishwasher, space for fridge freezer, space for table and chairs, radiator, double glazed window to front and rear, wood effect flooring

UTILITY ROOM

Part double glazed door to garden, cupboard and work surface, cupboard housing washing machine, wood style flooring

FIRST FLOOR LANDING

A generous landing with double glazed window to side, access to loft space, built in airing cupboard, doors to rooms, wood effect flooring

BEDROOM 1

Dormer double glazed window to front, two eaves cupboards, double radiator, wood style flooring, doors to en-suite and a dressing room

EN-SUITE SHOWER ROOM

Double glazed window to front, fitted with double shower enclosure with thermostatic shower unit, pedestal hand wash basin, bidet, low level WC. Radiator, extractor fan, tiled walls,

BEDROOM 2

Double glazed window to side with views towards the sea, double radiator, wood style flooring, door to en-suite

EN-SUITE SHOWER ROOM

Double glazed window to rear, double shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Double radiator, extractor fan

BEDROOM 3

Double glazed window to side, radiator, built in wardrobes, wood style flooring

BEDROOM 4

Double glazed window to side, radiator, built in wardrobes, wood style flooring

BATHROOM

Double glazed window to side, panel bath, pedestal hand wash basin, low level WC. Extractor fan, wood style flooring

EXTERNALLY

The property benefits from a decent plot which backs onto open fields behind. To the front a shared drive branches off to a tarmac parking area by the garages, covered storm porch and front door into hall, small area laid to lawn. The rear garden includes a paved patio area, an area of lawn with planted borders. Double garage with twin up and over doors, 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, oven hob and extractor, integrated dishwasher

Broadband type & speeds available: Standard 12Mbps / Superfast 52Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates all networks have limited service indoors but all have signal outside

Planning permission passed in the immediate area: None known

The property is not listed

DIRECTIONS

From the town centre head up past McDonalds onto Inkerman Terrace and at the T-junction turn left to head north on the A595. Before reaching the Sunny Hill pub turn right uphill into The Highlands estate and take the third turning on the right into Laurel Bank. Take the first left turn, pass Laurel Court on the right and take the next cul de sac on the right which leads to the property



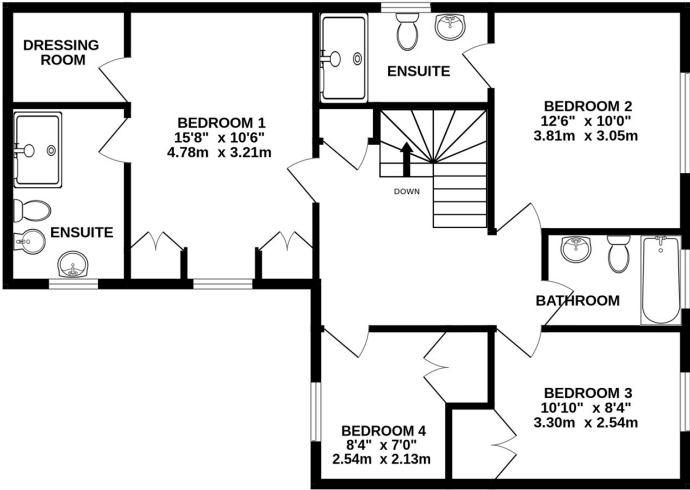
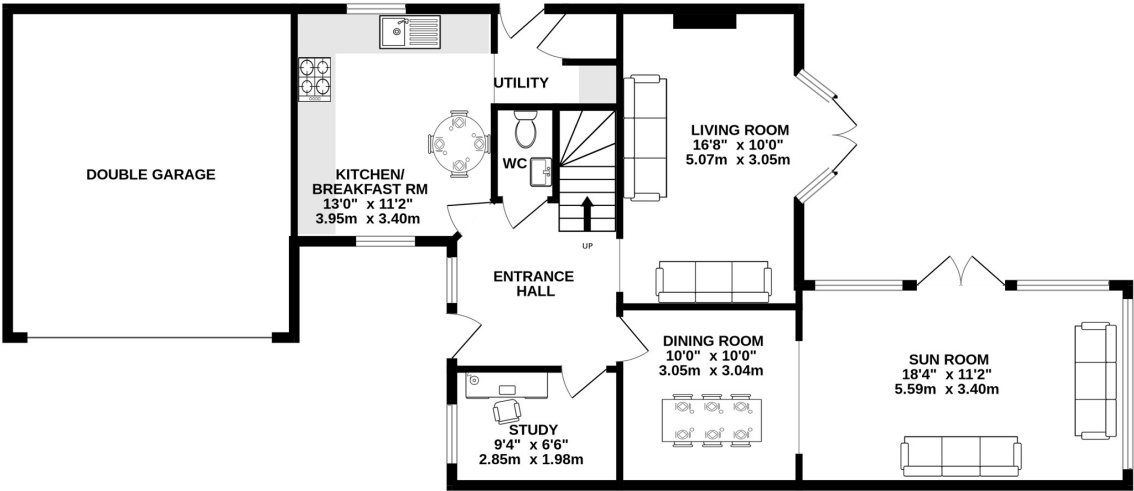


GROUND FLOOR
1135 sq.ft. (105.4 sq.m.) approx.

1ST FLOOR
813 sq.ft. (75.6 sq.m.) approx.

TOTAL FLOOR AREA : 1948 sq.ft. (181.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		