



## 25 Sycamore Drive High Seaton, Workington CA14 1NG

House - Semi-Detached



GRISDALES  
PROPERTY SERVICES

**£225,000**



3



2



1



84

### Key Highlights

- Located on the highly sought-after and extremely popular new-build development in High Seaton, offering a modern and family-friendly setting
- Stylish main family bathroom complemented by a private en-suite to the principal bedroom alongside convenient downstairs W. C., perfect for guests and everyday family living
- Attractive, low-maintenance rear garden featuring high-quality artificial lawn, eliminating the need for regular upkeep
- Highly efficient energy performance rating B
- Beautifully presented throughout with a contemporary finish, allowing buyers to move straight in with no work required
- Block paved driveway providing off-road parking for two vehicles
- Composite decking area, ideal for outdoor dining, entertaining, or relaxing throughout the year alongside generous paved patio seating area

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25 Sycamore Drive, Workington





## Welcome to Sycamore Drive, High Seaton, Seaton,

### Workington

Set within one of High Seaton's most desirable and exceptionally popular new-build developments, this outstanding three-bedroom family home effortlessly combines contemporary style, impeccable presentation, and beautifully designed outdoor living to create a property that is truly ready to move straight into.

From the moment you step inside, the quality of this home is immediately apparent. Finished to a high standard throughout, the accommodation has been thoughtfully designed to maximise both space and natural light, creating a warm and inviting atmosphere that perfectly complements modern family living.

The ground floor offers an impressive balance of comfort and practicality, with a spacious living area ideal for relaxing, a stylish modern kitchen diner designed for both everyday living and entertaining, and the added convenience of a downstairs WC. Upstairs, three beautifully presented bedrooms provide comfortable accommodation for the whole family, with the principal bedroom benefitting from a contemporary en-suite shower room, while a sleek and modern family bathroom serves the remaining bedrooms.

The outdoor space is every bit as impressive as the interior. Expertly landscaped with ease of maintenance in mind, the rear garden provides the perfect extension of the living space. A high-quality artificial lawn is complemented by an attractive composite decking area and an large paved patio, creating a superb setting for summer barbecues, alfresco dining, or simply unwinding in complete privacy.

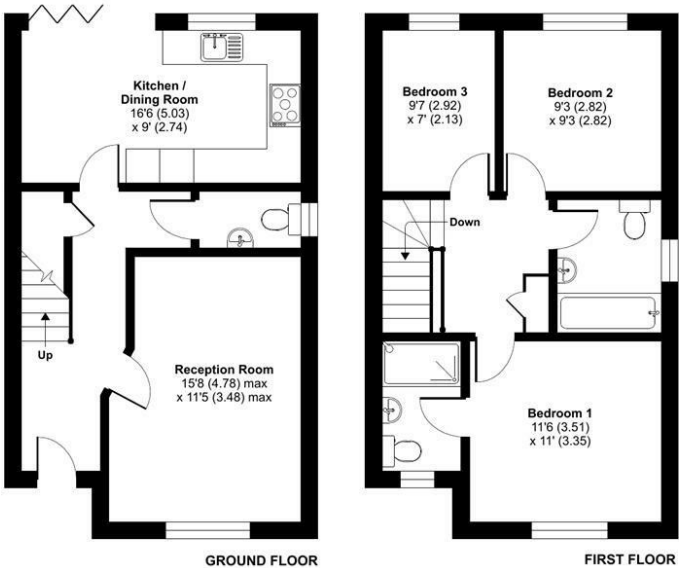
To the front, a generous driveway provides off-road parking for two vehicles, adding further practicality to this already impressive home.

Perfectly positioned for family life, the property is within easy reach of highly regarded local primary and junior schools, as well as a range of everyday amenities and excellent transport links, making commuting and daily life both convenient and effortless.

Floorplan

Sycamore Drive, High Seaton, Seaton, Workington, CA14

Approximate Area = 926 sq ft / 86 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Grisdale. REF: 1488386

Total Floor Area:  
926.00 sq ft

### OWNERS COMMENTS

In the owners words: 'We love living here but are looking for something a bit larger to accommodate our growing family. There is a great sense of community and safety around Sycamore Drive and it has been a pleasure living here.'

### THINGS YOU NEED TO KNOW

The property is Freehold and benefits from mains gas, electric, water and drainage services.

The property has a water meter.

There is an annual charge of £220 payable for maintenance of the communal grass and playpark.

### DIRECTIONS

W3W///unveils.irritate.holds

### MODERN AND READY TO MOVE INTO

Designed for modern-day living, this beautifully presented home, built just seven years ago, offers stylish and well-planned accommodation throughout. The contemporary high-gloss kitchen with integrated appliances provides the perfect space for both everyday family life and entertaining, while the sleek family bathroom, convenient ground-floor W.C., and en-suite shower room to the principal bedroom add comfort and practicality. Finished to a high standard with modern fixtures and fittings, this impressive home is ready to move straight into, offering the perfect blend of style, convenience, and contemporary living.

### PLENTY OF SPACE WRAPPING AROUND

Outside, the property continues to impress with a generous, sun-filled rear garden that has been thoughtfully designed for both relaxation and entertaining. Enjoying an excellent sunny aspect, this fantastic outdoor space is wonderfully low maintenance, featuring high-quality artificial lawn, a stylish composite decked seating area, and a spacious patio—perfect for al fresco dining, summer barbecues, or simply unwinding throughout the day. A useful storage shed is included, while secure side access via a lockable gate adds both practicality and peace of mind. To the front, a smart block-paved driveway provides convenient off-road parking for two vehicles.

### LOCAL COMMUNITY - CA14

CA14, centered on Workington and surrounding coastal and residential areas, offers a well-established West Cumbrian community with a strong industrial heritage and a broad range of modern amenities. The area provides extensive everyday convenience, including major supermarkets alongside a busy town centre with retail, cafés and leisure facilities. Schooling is well catered for with options including St Joseph's Catholic High School and Workington Academy, while healthcare services are available locally through GP practices and nearby hospitals. Residents benefit from strong transport links via the Cumbrian Coast Line and major road connections, supporting access to surrounding towns and employment hubs. With its combination of coastal location, strong infrastructure and wide range of services, CA14 is well suited to families, professionals and commuters seeking convenience alongside community living.











## Location



## Energy Performance

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>95</b> |
| (81-91) <b>B</b>                            | <b>84</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

## Additional Information

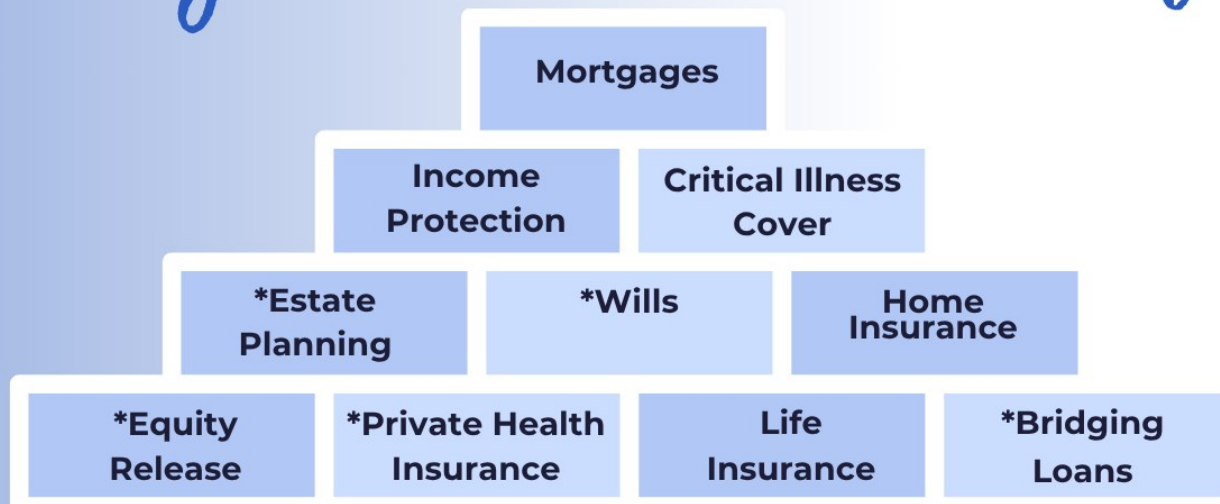
Tenure: Freehold Council: CUMBERLAND Tax Band: C

### Please Note:

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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*\*Advice in these areas will be referred to a specialist*

## *Meet the team*

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