GRISDALES
PROPERTY SERVICES

3 Juniper Grove, Whitehaven, CA28 6SL

£310,000

With curb appeal and elegance in abundance, this impressive four-bedroom family home is a fantastic opportunity to acquire a property of this calibre. Beautifully presented throughout, the home offers generous and versatile living space, ideal for modern family life. The contemporary fitted kitchen and stylish bathroom are finished to a beautiful standard and are sure to impress, while the spacious conservatory provides the perfect setting for entertaining, seamlessly connecting indoor and outdoor living.

Externally, the property continues to shine with a tiered garden featuring a well-maintained lawn and patio area—perfect for relaxing or hosting guests. To the front, off-road parking for up to three vehicles adds further practicality.

Early viewing is highly recommended, as properties of this quality rarely remain available for long, call us today on 01946 693931.

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: whitehaven@grisdales.co.uk

THINGS YOU NEED TO KNOW
The property benefits from Gas central heating and Double glazing throughout.

ENTRANCE
Via uPVC double glazed door into:

HALLWAY
Tiled flooring, understairs storage cupboard, telephone point, stairs to first floor. Doors to:

LOUNGE/DINER
22'9" x 12'3" (6.94 x 3.75)

Grey laminate flooring, two radiators, television point, dual aspect double glazed windows, electric fire.

KITCHEN/DINER
18'1" x 10'6" (5.53 x 3.22)

Range of gloss effect wooden style wall and base units with complementary work surfaces, integrated dishwasher, oven, gas hob and extractor hood above, integrated fridge with separate integrated freezer, two radiators. Patio doors leading into:

CONSERVATORY
13'8" x 10'10" (4.19 x 3.31)

Grey tiled flooring, skylight windows, double glazed doors lead to rear garden.

DOWNSTAIRS WC
6'1" x 2'11" (1.87 x 0.91)
Two piece suite comprising of W.C and wash basin. Frosted window, tiled flooring, radiator.

FIRST FLOOR LANDING
Doors leading to:

BEDROOM ONE
23'7" x 8'11" (7.20 x 2.73)

Large double incorporating seating area, two radiators, front aspect double glazed window, patio doors leading onto balcony.

BEDROOM TWO
11'1" x 11'1" (3.39 x 3.39)

Double in size, rear aspect double glazed window, radiator, white built-in storage wardrobes accompanied by overhead built-in storage.

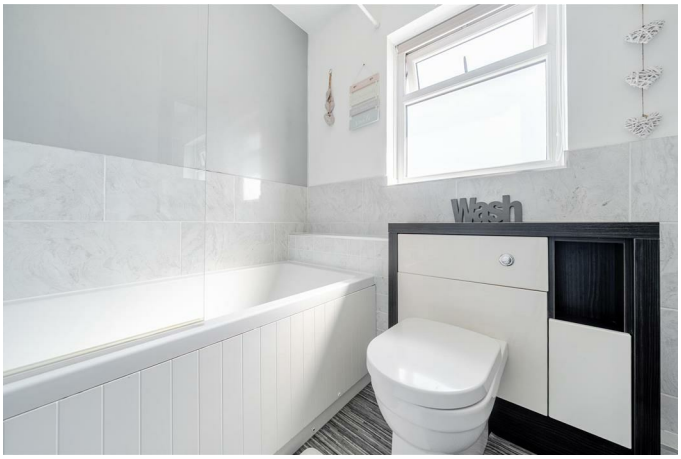
BEDROOM THREE
10'4" x 9'6" (3.15 x 2.91)

Double in size, front aspect double glazed window, radiator, built-in white wardrobes.

BEDROOM FOUR
8'3" x 7'4" (2.52 x 2.26)

Single in size, rear aspect double glazed window, contemporary spiral style radiator, laminate flooring.

BATHROOM
6'9" x 6'2" (2.08 x 1.89)



Three piece suite comprising of W.C, wash basin and bath with overhead shower. Complementary grey wall tiles and panelling, stainless steel ladder style radiator, front aspect frosted window, extractor fan.

GARAGE
Single in size, plumbing for washing machine, electric door, electrics fitted internally, housing the boiler.

EXTERNAL FRONT

Driveway parking for three car alongside grassed lawn.

EXTERNAL REAR

Tiered garden comprising of grassed lawn and patio area.

DIRECTIONS
Travelling south along the A595 Loop Road above the town just past the Sunnyhill Public House, turn left onto The Highlands continue up the hill and Juniper Grove is the third turning on the left.

COUNCIL TAX
We have been advised by Cumberland Council (01946 598300) that this property is placed in Tax Band E.

VIEWINGS
To view this property, please contact us on 01900 829977 01946 693931 (delete either number as applicable)

NOTES TO BROCHURE
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008
Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES
Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL
If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT
If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

SURVEYS AND VALUATIONS
We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

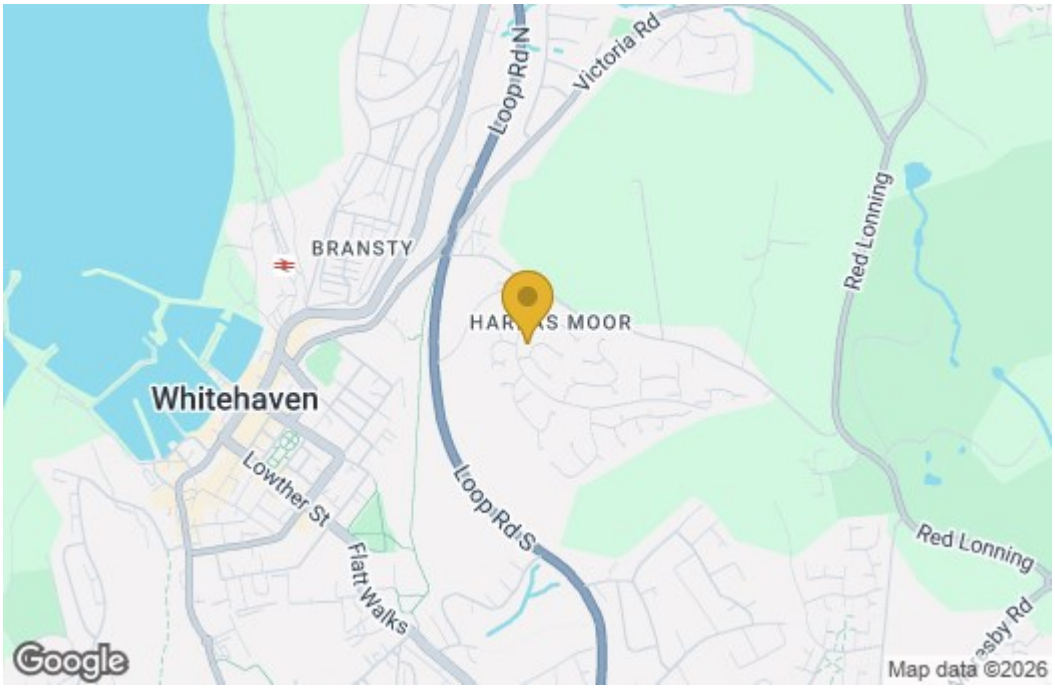
MORTGAGE ADVICE
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

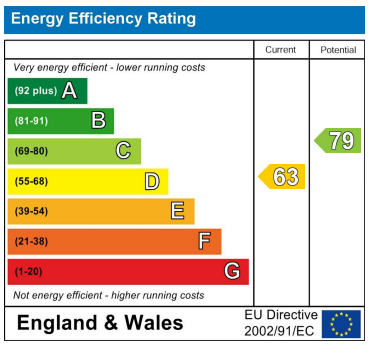
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

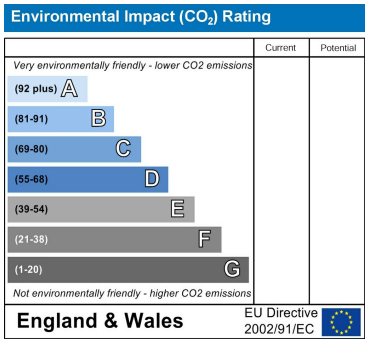
Floor Plan

Area Map



Energy Efficiency Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.