



# GRISDALES

PROPERTY SERVICES



## Plot 13 Chapel Meadows, Wigton, CA7 2HJ

**£425,000**

EXCITING NEW DEVELOPMENT

Plot 13 - The Sorrel

Our top of the range design on the Woodside Park development offering truly stunning family living. The through lounge has french doors opening out to the garden and the 7.65m/24'1 living kitchen is ideal for those family meals or for entertaining friends. Completing the ground floor is a separate utility and large integral double garage.

Upstairs, the impressive family size space continues with 5 bedrooms, two of which are en-suite, in addition to which, the family bathroom has both bath and separate shower.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## The Sorrel

### STUNNING HOMES....INSIDE & OUT

Whether getting ready for work, chilling out in the evening or having a busy weekend with friends and family, these desirable new homes make for really comfortable living. Interiors are carefully designed with an emphasis on open plan daytime living spaces with french doors to terraces and gardens, blending inside and outside seamlessly. Kitchens come complete with high-end integrated appliances, stylish bathrooms are fitted with Ideal Standard suites, finished with Porcelanosa tiles, all against a neutral colour décor palette. At the forefront of design and sustainability, our homes include energy efficient heating and ventilation, double glazed windows and high levels of cavity and loft insulation, keeping your home warm and cosy, whilst helping you save energy and money. All new homes come with a high energy performance (EPC) rating.

\* with the exception of the Affordable / LCHO homes

### WASHINGTON HOMES

Washington Homes is part of the Thomas Armstrong Group, a major company completing schemes throughout the north of England and southern Scotland. Using this extensive experience of the industry, Washington Homes has completed a number of residential developments in West Cumbria taking great care to ensure they complement the surroundings and enhance the environment. Continuous evolution of design, trends and styles enables us to bring you homes that really do meet the needs of modern day living. We are proud to announce Chapel Meadows, Bothel, the latest development, right here in our home area.

### WELCOME TO CHAPEL MEADOWS

Chapel Meadows enjoys a lovely setting within Bothel, a village ideally located for enjoying all the area has to offer, whether it be for work, family life or the great outdoors. The village lies just outside the Lake District National Park, 7 miles from Cockermouth, an attractive market town designated as one of just 51 Gem towns in the country.

Thoughtful layouts reflect modern day lifestyles with open plan daytime living spaces and the latest in kitchen and bathroom designs, complemented by attractively finished exteriors with paved driveways, landscaped gardens and external lighting. Homes of exceptional style and character, superbly finished to a truly stunning specification.

### BOTHEL - OUT & ABOUT

Traditional houses, farms, family homes and contemporary development all cluster around a wide village street with origins dating back to Roman times when nearby Caerfort was probably used as an observation and signal point. A number of properties in the village are listed with historic links to farming,

Cumberland sausage production and as coaching houses in days of old.

Beyond the village, a few minutes drive takes you to the Solway coastline much of which is designated an Area of Outstanding Natural Beauty (AONB) and in the other direction, the attractions of the lakes and fells of the Lake District are right on the doorstep with Keswick just 12 miles away.

The village is well placed for easy access to Carlisle some 18 miles away and more locally, to Cockermouth, Maryport, Workington and Whitehaven together with employment opportunities linked to the Sellafield nuclear industry.

### SPECIFICATION

Our superb specification adds to each and every room, combining contemporary trends and practical living.

- Light oak finished doors
- Recessed downlighters to kitchens, bathrooms & en-suites
- Designer kitchens with appliances
- Stylish Ideal Standard bathrooms with separate showers\*
- Porcelanosa ceramic tile finishes
- Turfed front & rear garden + feature planting
- Feather edge close boarded rear fences
- External lighting front & rear
- Paved driveway
- Full security alarm
- 10 year LABC Warranty

\* with the exception of the Affordable / LCHO homes

### NOTES TO BROCHURE

Please note that the illustrations and images shown within this brochure are a mix of artist and computer generated images together with photographs of our showhouses and completed plots from this and other developments. They do not necessarily relate to this plot or design but are representative of the Washington Homes product. This brochure does not constitute or form any part of a contract of sale. Any measurements stated, or floorplans shown, are for general guidance and may be subject to variation within the build process. They are not intended to be used as guidance for carpet sizes, appliances, spaces or items of furniture. Kitchen and sanitary ware styles and provisions are indicative. You should check the precise specification, dimensions, fittings and internal and external finishes on site and with our Sales Advisor

### VIEWING ARRANGEMENTS

The Showhome at Woodside Park, Wigton is open 10.30am to 4.30pm Monday, Thursday and Saturday. For further information, call Rebekah on 07748 673111.

### ENTRANCE HALL

## LOUNGE

25'1" x 13'3" (7.65 x 4.05)

## KITCHEN DINER

24'1" x 11'3" (7.35 x 3.45)

## UTILITY

9'4" x 6'0" (2.85 x 1.85)

## FITTED CLOAKROOM/WC

5'8" x 3'5" (1.75 x 1.05)

## GARAGE

19'4" x 17'10" (5.9 x 5.45)

## BEDROOM 1

13'5" x 13'3" (4.1 x 4.05)

## ENSUITE

9'6" x 3'11" (2.9 x 1.2)

## BEDROOM 2

11'5" x 9'0" (3.5 x 2.75)

## BEDROOM 3

13'5" x 7'0" (4.1 x 2.15)

## BEDROOM 4

11'7" x 8'4" (3.55 x 2.55)

## BEDROOM 5 - INCLUDING ENSUITE

19'0" x 10'4" (5.8 x 3.15)

## BATHROOM

8'4" x 7'2" (2.55 x 2.2)

## NEW BUILD WARRANTY

Each home comes with a 10 year LABC 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 Grisdals, 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.

## MORTGAGE ADVICE BUREAU

Grisdals work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed. To find out how we can help you realize your dreams, just call your nearest Grisdals office.



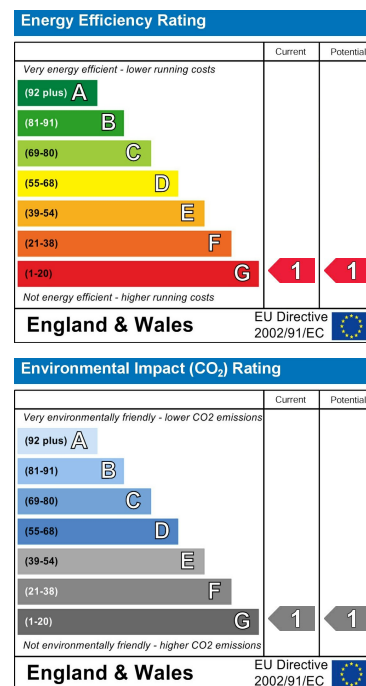
Floor Plan



Area Map



Energy Efficiency Graph



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