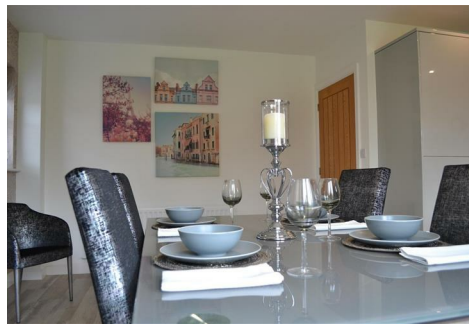




GRISDALES

PROPERTY SERVICES



Plot 10 Chapel Meadows, Wigton, CA7 2AB

£360,000

JUST RELEASED

Plot 10 - The Clover

Arranged over 2 floors, The Clover offers the perfect setting for modern living. The spacious dining kitchen, with double french doors to the garden, makes an ideal area for entertaining or sitting down to dinner with the family. The cosy lounge completes the day time space.

Upstairs there are 4 double bedrooms, the master having an en-suite with larger than average shower and the family bathroom benefits from a bath and separate shower. All designed for easy family living.

Helping you find your perfect new home...

www.grisdales.co.uk

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T : 01900 829 977 | E : cockermouth@grisdales.co.uk

THE CLOVER

For layouts and room sizes, see the Floorplan

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 by Bosch*, 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 AND 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

17'11" x 12'6" (5.46m x 3.81m)

KITCHEN DINER

19'8" x 14'9" (6 x 4.5)

FITTED CLOAKROOM/WC

6'8" x 3'3" (2.05 x 1)

BEDROOM 1

13'11" x 12" (4.24m x 3.66m)

ENSUITE

7'9" x 4'9" (2.36m x 1.45m)

BEDROOM 2

10'4" x 9'6" (3.15m x 2.90m)

BEDROOM 3

13'9" x 11'1" (4.2 x 3.4)

BEDROOM 4

12'9" x 11'1" (3.9 x 3.4)

BATHROOM

8'2" x 6'2" (2.5 x 1.9)

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 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.

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

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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.