



# GRISDALES

PROPERTY SERVICES



## Wyndham House Wyndham Close, Maryport, CA15 7FD

**£499,995**

WITH STUNNING LONG DISTANCE VIEWS TO BOTH THE SCOTTISH AND LAKE DISTRICT FELS this is a first class property having been newly constructed to an excellent specification by local reputable builders.

Quietly tucked away in a small development of similar homes on the edge of Broughton Moor it sits well for quick access to the west coast. Cockermouth & Carlisle where you'll find an array of excellent schools, shops, transport links and day to day facilities.

It's mostly stoned faced at the front with a recessed porch supported by natural timbers and inside there's generous space on three levels including a superb family room with two sets of bi-fold doors to the rear as well as a separate cosy lounge with multi-fuel stove. There are five generous double bedrooms, two with en-suites, and two further bathrooms as well as an additional study and ancillary rooms. It sits well on a large plot with ample parking, a spacious single garage and a low maintenance garden to the rear.

You just need to choose your floorcoverings then its ready to move into!

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*

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

## THINGS YOU NEED TO KNOW

The property is a brand new construction.

Underfloor heating.

Double glazing in anthracite;

Oak fittings throughout including staircase and internal doors (with chrome ironmongery)

In most rooms there are television and telephone points positioned for a wall mounted TV

There are white edge LED spotlights to most rooms

## ENTRANCE

The property is accessed via a composite door with contemporary design frosted glazing panel and panel to the side. That leads into:

## ENTRANCE HALL

18'6" x 7'3" (5.64 x 2.21)

Stairs to the first floor and useful walk-in understairs cupboard with lighting. Pedestrian door to the garage.

## LOUNGE

16'2" x 13'7" (4.94 x 4.15)



With large window overlooking the front and window to the side. Wood burning stove set on slate hearth within fireplace recess with natural timber beam over.

## FAMILY ROOM

27'4" x 14'4" (8.35 x 4.39)



Accessed from the hallway via a part glazed oak door. Superb family room split into two areas - relaxing and cooking. Sound system set into the ceiling.

## FAMILY SPACE

12'5" x 11'7" (3.79 x 3.54)



With bi-fold doors to the rear garden, wall mounted shelf with anthracite coloured cupboards below. Door to the utility room.

## KITCHEN

17'10" x 13'8" (5.44 x 4.17)



A fabulous kitchen in two tone grey and fitted with a comprehensive range of base and wall units and drawers and



with 40mm quartz worktop over. Includes 4-ring electric hob with centre extractor fan and two wall mounted shelves above, worktop with matching splash-back and high level splash-back behind hob, 1.5 bowl stainless steel sink unit with kettle tap and draining unit set into worktop, double electric oven by Bosch in chrome and black, integrated Bosch dishwasher, ample space for an American style fridge/freezer. Centre aisle in anthracite grey incorporating wine cooler, additional drawer space, breakfast bar area, wood table adjoining. Window to the side and bi-fold doors to the rear.

## UTILITY ROOM

11'7" x 6'8" (3.54 x 2.05)



Fitted with a range of units to match those in the kitchen and with low level fitted bench with natural wood surface. Includes stainless steel sink with mixer tap and draining board, plumbing for washing machine and space for an additional appliance. White edged spotlights, large window overlooking the rear, uPVC door to the rear with frosted glazing panel and door leading into:

## CLOAKROOM

7'7" x 3'1" (2.33 x 0.95)

With wash basin with chrome mixer tap, low level WC with concealed cistern and chrome flush panel set into waterproof panelling with chrome edges. Wood effect Karndean style flooring, frosted window to the side, spotlights and extractor fan.

## STAIRCASE & LANDING



An oak staircase with clear glazing panels and natural wood bannister and handrail leads to first floor landing with a window to the front and matching staircase leading to the second floor. Cupboard at landing level and white rimmed spotlights.

## BEDROOM ONE

16'10" x 11'4.5" maximum (5.14 x 3.49 maximum)



A spacious double bedroom with large window overlooking the front, white edged spotlights and door leading into:

## EN SUITE

9'11" x 6'8" maximum (3.04 x 2.04 maximum)



Fitted with modern wash basin with chrome mixer tap and two drawers below with waterproof panelling and wall mounted heated mirror, low level WC and walk-in shower with sliding door in chrome frame and wall mounted chrome shower and attachments, including recessed shelf and waterproof panelling. Chrome ladder style radiator, white edged spotlights, wood effect vinyl floor covering, frosted window to the rear.

## BEDROOM TWO

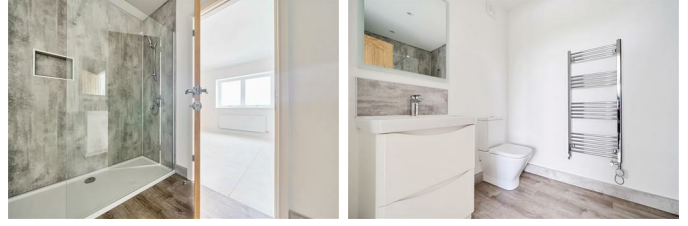
12'11" x 11'6" (3.95 x 3.53)



Double room to the front. White edged spotlights and door leading into:

## EN SUITE

8'8" x 5'10" (2.65 x 1.79)



Fitted with modern wash basin with chrome mixer tap and two drawers below with waterproof panelling and wall mounted heated mirror, low level WC and walk-in shower with sliding door in chrome frame and wall mounted chrome shower and attachments, including recessed shelf and waterproof panelling. Chrome ladder style radiator, white edged spotlights, wood effect vinyl floor covering, frosted window to the rear.

## BEDROOM THREE

13'8" x 13'0" (4.17 x 3.98)



Double room to the rear with large window overlooking the rear, white edged spotlights.

## BEDROOM FOUR

12'11" x 11'5" (3.94 x 3.50)



Double room to the rear with large window overlooking the rear, white edged spotlights.

## FAMILY BATHROOM

10'5" x 7'6" (3.19 x 2.29)



Fitted with a fabulous four piece suite comprising shower with curved screen in chrome frame and wall mounted chrome shower and attachments, white wash basin with two drawers below and chrome mixer tap and wall mounted heated mirror. Free standing bath with free standing tap including hand held hose and low level WC. Chrome ladder style radiator and frosted window to the rear, three recessed shelves (two with lighting) and wood effect vinyl covering. Fitted around sanitary fittings with grey waterproof panelling.

## SECOND FLOOR LANDING

Velux roof light, walk-in cupboard with white edged spot lighting.

## BEDROOM FIVE

16'2" partly under eaves x 13'1" (4.93m partly under eaves x 4.01m)



Double room with two Velux roof lights, spot lighting.

## STUDY

16'2" x 13'5" (4.95 x 4.10)



With window to the rear and Velux roof light.



## SHOWER ROOM

7'4" x 7'4" (2.26 x 2.25)



Includes shower with curved screen, wall mounted chrome shower and attachments, fitted with waterproof panelling and including recessed shelf. Low level WC and white basin with chrome mixer tap set into unit with two drawers, chrome ladder style radiator, wood effect Karndean style flooring and Velux roof light and white edged spotlights.

## GARAGE

17'8" x 13'0" (5.39 x 3.98)

With electric Hormann roller type garage door leads into a larger than average single garage incorporating water tank, gas boiler and fuse box, etc. Concrete floor and white painted walls.

## OUTLOOK - FRONT



Over countryside to the Solway Firth with the Scottish fells in the distance.

## OUTLOOK - REAR



Over countryside and treetops to the Lake District fells in the distance.

## EXTERNALLY - PARKING



There is a large gravelled area to the front with parking for several cars and access to the garage. Gravelled paths from both sides lead to the rear.

## EXTERNALLY - REAR GARDEN



Two patio areas and laid with astro turf. Cream painted walls with lighting. Electrical point at the front.

## DIRECTIONS



From the A594 from Cockermouth turn to Broughton Moor. As you approach the village, turn right and follow the road round to the left and the property is on the left.

## COUNCIL TAX

TBC

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977.

## 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

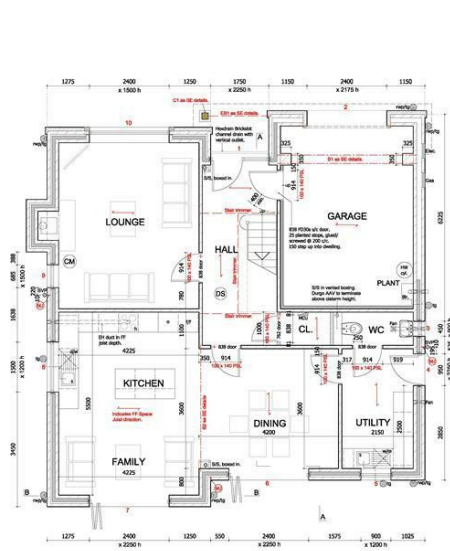
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

# Wyndham House Wyndham Close, Maryport, CA15 7FD

## Floor Plan



**GF PLAN**  
85.50m<sup>2</sup> G.I.A plus garage  
@ 22.00m<sup>2</sup> G.I.A.

**CONSTRUCTION**  
The level for construction on any site is dependent on location - refer to manufacturer's literature for construction details for each material.  
Materials shall be prepared and stored in accordance with the manufacturer's literature. All materials shall be stored in a dry, well-ventilated area.  
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**HEALTH & SAFETY**  
The contractor shall be responsible for ensuring that all work is carried out in accordance with the relevant health and safety legislation.  
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**PLUMBING**  
The contractor shall be responsible for ensuring that all plumbing work is carried out in accordance with the relevant plumbing regulations.  
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**ELECTRICAL**  
The contractor shall be responsible for ensuring that all electrical work is carried out in accordance with the relevant electrical regulations.  
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**MECHANICAL**  
The contractor shall be responsible for ensuring that all mechanical work is carried out in accordance with the relevant mechanical regulations.  
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**FINISHES**  
The contractor shall be responsible for ensuring that all finishes are applied in accordance with the relevant finish specifications.  
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**DRYING**  
The contractor shall be responsible for ensuring that all work is carried out in a dry, well-ventilated area.  
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**PROTECTION**  
The contractor shall be responsible for ensuring that all work is carried out in a protected area.  
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**ACCESS**  
The contractor shall be responsible for ensuring that all work is carried out in a protected area.  
The contractor shall be responsible for ensuring that all work is carried out in a protected area.

**WATER**  
The contractor shall be responsible for ensuring that all water supply is in accordance with the relevant water supply regulations.  
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**WASTE**  
The contractor shall be responsible for ensuring that all waste is removed in accordance with the relevant waste removal regulations.  
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**VEGETATION**  
The contractor shall be responsible for ensuring that all vegetation is protected in accordance with the relevant vegetation protection regulations.  
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**ENVIRONMENTAL**  
The contractor shall be responsible for ensuring that all work is carried out in a protected area.  
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**GENERAL**  
The contractor shall be responsible for ensuring that all work is carried out in accordance with the relevant general regulations.  
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**PERMITS**  
The contractor shall be responsible for ensuring that all work is carried out in accordance with the relevant permit regulations.  
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**REGULATIONS**  
The contractor shall be responsible for ensuring that all work is carried out in accordance with the relevant regulations.  
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**COMPLIANCE**  
The contractor shall be responsible for ensuring that all work is carried out in accordance with the relevant compliance regulations.  
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**NOTES**  
The contractor shall be responsible for ensuring that all work is carried out in accordance with the relevant notes.  
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NO.	DATE	REVISION	BY

**ALPHA DESIGN**  
Architectural Services  
Member of the Chartered Institute of Architectural Technicians  
Tel: 01906 829699 email: info@alphadesign.co.uk

Project: **PLOT 3, LAND OFF WILSONS TERRACE, BROUGHTON MOOR**

Client: **HARRISON & LITTLE**

Drawing: **GROUND FLOOR PLAN**

Scale: 1:50 @ A3 Drawn: GR

Checked: DATE: JUNE 2022

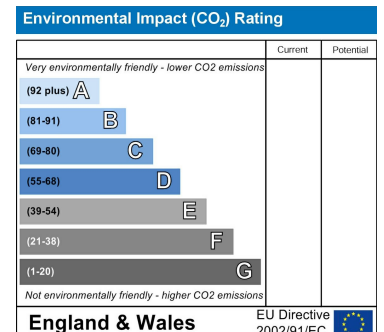
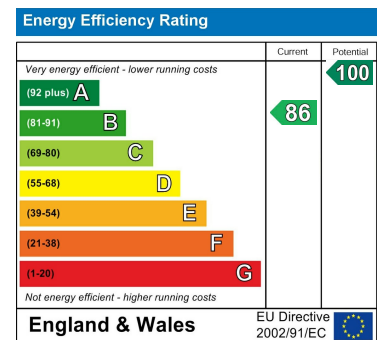
Drawing No: **19/05/950 - 203 a)**

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## Area Map



## Energy Efficiency Graph



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