



# GRISDALES

PROPERTY SERVICES



## 8 Chestnut Close, Tallentire, CA13 0DD

**£500,000**

THE STUNNING EXTERIOR OF THIS BEAUTIFUL HOME WILL NO DOUBT CATCH YOUR EYE AND BELIEVE ME, IT CARRIES ON THROUGHOUT THE WHOLE PROPERTY...CONSTRUCTED IN 2020 THIS LOOKS AND FEELS AS NEW..BOASTING A LARGE PLOT ON THIS PRESTIGIOUS DEVELOPMENT ON THE EDGE OF THE POPULAR VILLAGE OF TALLENTIRE YOU FEEL AS THOUGH YOU'RE IN THE COUNTRYSIDE YET YOU ARE ONLY TEN MINUTES FROM COCKERMOUTH...

With four bedrooms, three receptions and two bathrooms, all delightfully styled with fabulous decor, the star of the show is undoubtedly the stylish open plan kitchen/living/dining room with its elegant finishes including the extensively fitted kitchen area with high end units and appliances, and an enviable huge central island, spacious and ambient living area and a wonderfully generous dining area. There is a further comfortable living room plus snug/home office. Utility room and WC. To the first floor the larger master bedroom suite enjoys its own ensuite shower room, three further bedrooms and a contemporary family bathroom. There are gorgeous wraparound gardens with lawns, patios, gravelled borders, the perfect place to entertain your family and friends, or just simply relax. A garage and driveway complete this superb home. DON'T WAIT, VIEW NOW!!!

Helping you find your perfect new home...

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

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## THINGS YOU NEED TO KNOW

Number 8 Chestnut Close was built in 2020 as part of a small and prestigious development by local and much admired house builders, Washington Estates. The vendors added items to the original build during construction to make the property as it is now. Tallentire is approximately 3 miles from the Gem Town of Cockermouth and is within the school catchment area for some splendid high achieving primary and secondary schools. The property has electric heating powered by a heat source pump with individual thermostats and has under-floor heating to the whole of the ground floor. The property has uPVC double glazing.

## ENTRANCE HALL

11'3" x 10'4" (3.43 x 3.15)

The stunning entrance hall has contemporary and extensively glazed finishes with a glass and oak staircase and elevated ceilings; an amazing welcome to your new home. Understairs cupboard, wood effect LVT flooring.

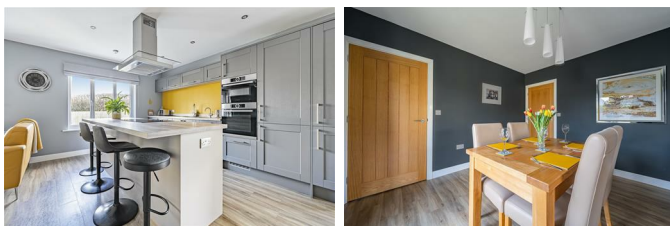
## KITCHEN/LIVING/DINING ROOM



With underfloor heating, there are two sets of French doors.

## KITCHEN/DINING

22'10" x 11'10" (6.98 x 3.63)



Beautifully fitted with pale and dark grey base and wall units with chrome handles, further overhead cupboards and drawers also with chrome handles and wood effect worktops. Bosch integrated appliances including oven, combi microwave, grill, dishwasher, 70/30 fridge/freezer and a hot and cold filtered water tap over the sink. Stunning central island with a seating area, induction hob, stainless steel extractor and further cupboards and drawers, wood effect LVT flooring. The generous dining area has plenty of room for the most stylish of dinner parties or simply a relaxing brunch.

## LIVING AREA

11'1" x 10'9" (3.40 x 3.30)



The spacious living area is a place to relax with a movie and a drink or settle down with a good book. Wood effect LVT flooring.

## LIVING ROOM

18'1" x 13'7" (5.53 x 4.16)



An elegant lounge with dual aspect and there is a spur for a fire if desired.

## SNUG/HOME OFFICE

13'7" x 7'5" (4.16 x 2.28)



With window to front aspect. Great if you are working from home but equally makes a great third reception space.

### UTILITY ROOM

10'11" x 6'2" (3.35 x 1.88)



Comprising a range of light and dark grey units, plumbing for washing machine, stainless steel sink and drainer, cupboard for cloaks, wood effect LVT flooring, door to garden.

### DOWNSTAIRS WC

With WC and wash hand basin, wood effect LVT flooring, gorgeous accent wall.

### FIRST FLOOR LANDING



With massive glazed areas to front aspect, light and spacious with doors off to beds and bathroom.

### MASTER BEDROOM

14'7" x 13'8" (4.45 x 4.18)



A generous double bedroom with rear aspect, radiator, door to en suite.

### EN SUITE SHOWER ROOM

7'8" x 5'6" (2.35 x 1.70)



Comprising beautiful tiled finishes, shower cubicle, wash hand basin, low level WC, integrated ceiling lighting, wood effect flooring, radiator. Wall mounted electric towel rail.

**BEDROOM TWO**

11'11" x 11'3" (3.65 x 3.45)



With window to front aspect, double bedroom, radiator.

**BEDROOM THREE**

13'8" x 11'1" (4.18 x 3.40)



With window to rear aspect, double bedroom, radiator.

**BEDROOM FOUR**

11'1" x 8'5" (3.40 x 2.58)



Pleasant views, double bedroom, radiator.

**FAMILY BATHROOM**

7'10" x 7'8" (2.40 x 2.35)



With bath and shower cubicle, wash hand basin, low level WC, electric towel rail, stylish half tiling, wood effect flooring.

**EXTERNAL - FRONT**

To the front of the property is a driveway leading to the single garage plus further gardens.

**EXTERNAL - FRONT, SIDE & REAR**



This property has wonderful and extensive wrap around gardens which adds something very special; with lawns, patios to take advantage of the sun whatever time of day it is, borders of shrubs, trees and flower beds, external wall, power sockets and water tap. There is a gate to the side of the property.

## EXTERNAL - GARAGE

17'9" x 9'3" (5.43 x 2.83)



Single garage with up and over door and heating controls, plus access to a loft.

## DIRECTIONS

From the centre of Tallentire proceed towards Gilcrux and Chestnut Close is located on the right hand side as you leave the village.

## COUNCIL TAX

We have been advised by Copeland Borough Council (0300 373 3730) that this property is placed in Tax Band F.

## 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 BUREAU

Grisdales 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 realise your dreams, just call your nearest Grisdales office.

## Floor Plan

Chestnut Close

Plot: 8



### The Oak 4 bedroom detached with adjoining garage

#### Downstairs Living



#### Upstairs Living



#### Downstairs Living

Hall	3.43m x 3.15m	11' 3" x 10' 4"
Lounge	5.53m x 4.16m	18' 2" x 13' 7"
Kitchen/Dining	6.98m x 3.63m	22' 11" x 11' 11"
Family Area	3.40m x 3.30m	11' 2" x 10' 10"
Study	4.16m x 2.28m	13' 7" x 7' 6"
Utility	3.35m x 1.88m	11' 0" x 6' 2"
Cloakroom		
Garage	5.43m x 2.83m	17' 9" x 9' 3"

#### Upstairs Living

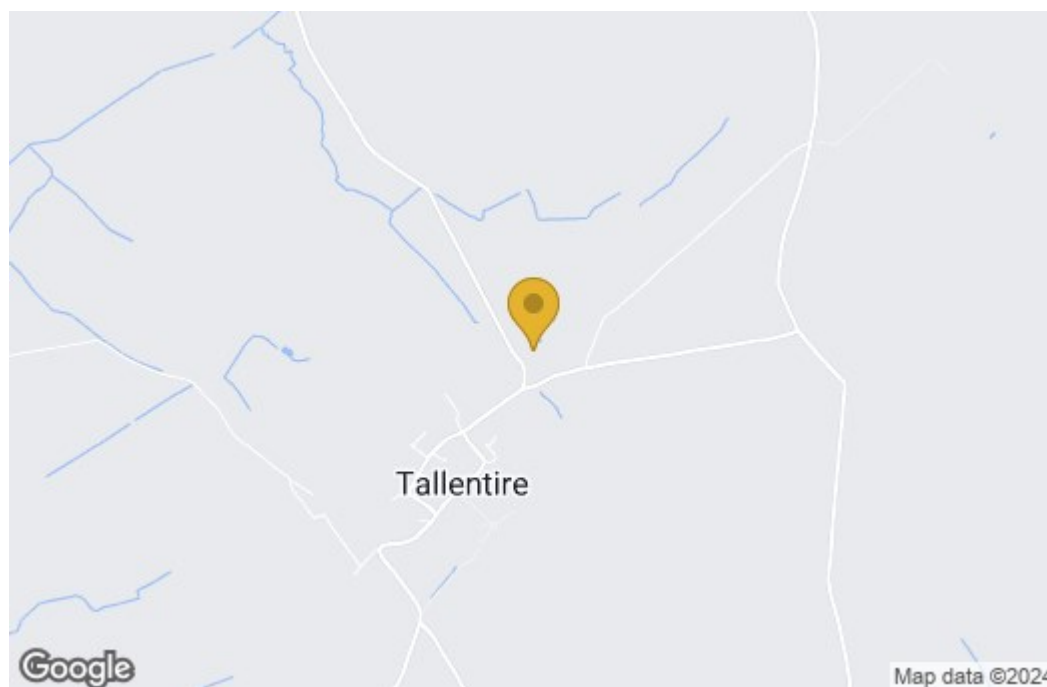
Master Bedroom	4.45m x 4.18m	14' 7" x 13' 8"
Ensuite	2.35m x 1.70m	7' 9" x 5' 7"
Bedroom 2	3.65m x 3.45m	12' 0" x 11' 4"
Bedroom 3	4.18m x 3.40m	13' 8" x 11' 2"
Bedroom 4	3.40m x 2.58m	11' 2" x 8' 5"
Bathroom	2.40m x 2.35m	7' 11" x 7' 8"

Gross Internal Area\*: 179sm / 1925sq.ft

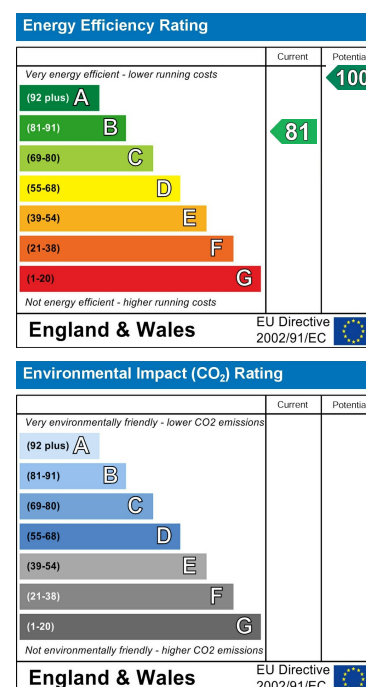
\* The area measurement quoted is approximate and may vary within the build process. You are advised to check the measurements and layouts of any intended plot purchase on site.

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## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.