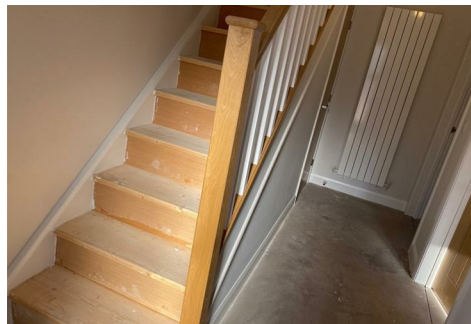




# GRISDALES

PROPERTY SERVICES



## Plot 18 High Stile Gardens, Whitehaven, CA28 8YT

**£305,000**

JUST RELEASED

Plot 18 High Stile Gardens, Hensingham, Whitehaven - a development by G & AM Lawson Ltd

Plot 18 is an attractively designed 3 bedroom detached family home with an emphasis on space in all the right places. The open plan dining kitchen has great space for cooking and eating, with french doors opening out to the rear patio and gardens. The lounge offers good family space and the master bedroom boasts a stylish en-suite shower. Externally, there is an attached garage and landscaped gardens.

High Stile Gardens is an exciting development of just 23 brand new homes enjoying an elevated setting on the edge of Whitehaven with stunning aspects and views opening up towards Lakeland fells to the east and coastal areas to the west. Whitehaven offers a good range of day to day facilities yet within a few minutes drive, you can be enjoying the lakes and fells within the Lake District National Park including the nearby

Helping you find your perfect new home...

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

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

## HIGH STILE GARDENS, HENSINGHAM, WHITEHAVEN

High Stile Gardens, offers an exciting range of 3 & 4 bedroom family homes with views opening up towards Lakeland fells and the coastal area.

Just 3 miles from the centre of Whitehaven, High Stile Gardens offers the best of both worlds. A quiet oasis, literally only a few minutes drive from the attractions of the Lake District National Park yet handy for the town centre and easy access to major employment centres along the west coast, including Sellafield and connected businesses.

### PLOT 18 HIGH STYLE GARDENS

Plot 18 High Stile Gardens is a superb 3 bedroom / 2 bathroom detached house with attached garage and landscaped gardens. The accommodation extends to approx 105sm / 1127 sq.ft excluding the garage.

The accommodation includes:

#### GROUND FLOOR:

Entrance Hall

Lounge - 4.20m x 3.66m / 13'9" x 12'0"

Open Plan Dining Kitchen - 5.10m x 3.66m / 16'8" x 12'0"

Utility - 2.80m x 2.03m / 9'2" x 6'7"

Fitted Cloakroom

#### FIRST FLOOR:

Master Bedroom - 3.66m x 3.40m / 12'0" x 11'11"

En-suite Shower

Bedroom 2 - 3.40m x 3.30m / 11'1" x 10'9"

Bedroom 3 - 3.40m x 2.10m / 11'1" x 6'10"

Bathroom

#### EXTERNAL:

Garage - 5.46m x 2.73m / 17'0" x 8'11" Landscaped gardens

NOTE: Please note that the measurements quoted above are approximate. They are extracted from the construction drawings and are from blockwork to blockwork - they do NOT allow for plasterboard dry lining and plaster finishes and in any case, may vary within the construction process. Purchasers are advised to check the measurements on site.

### SPECIFICATION

The specification includes:

- Fully fitted bespoke designed kitchens from Maryport Kitchen Company
- Stylish contemporary bathrooms
- Complementary bathroom and en-suite tiling
- Gas fired central heating with combi boiler
- Light oak finished internal doors and oak trimmed staircase
- External lighting adjoining all external doors including french doors and bi-folds

- Electric garage door
- Paved driveway for at least 2 cars
- Landscaped gardens
- Security alarm

### FURTHER INFORMATION

For further information, or to discuss the development or specific plots in more detail, call Tim Grisdale on 07850 654005 or the Whitehaven Office on 01946 693931

### STRUCTURAL DEFECTS INSURANCE

The property is covered by a Residential Property Structural Defects Insurance policy arranged by ICW Insurance Services Ltd

### VIEWING ARRANGEMENTS

To view this property and the development as a whole, contact our Whitehaven Office on 01946 693931 or Tim Grisdale direct on 07850 654005

### NOTES TO BROCHURE

Please note that all information has been taken from the design plans and therefore may be subject to variation within the construction process. Photographs and graphics used in the sales brochure include computer generated images. Interior photographs are not necessarily of this plot but are representative of this design.

Purchasers should check the precise design, specification fixtures and fittings, on site and with the agents.

Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, any 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 & 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 & 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. Gridsdales 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**

Gridsdales 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 Gridsdales 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.



# Plot 18 High Stile Gardens, Whitehaven, CA28 8YT

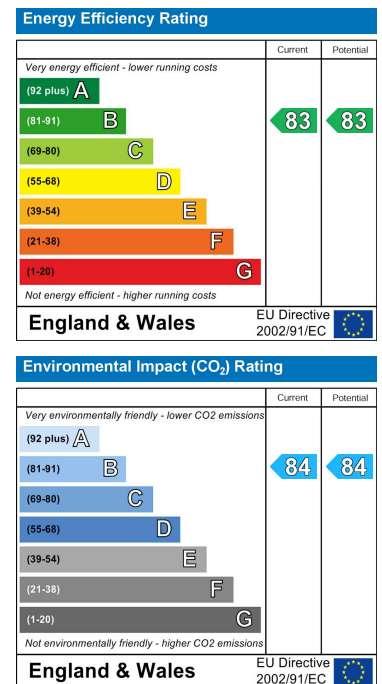
## Floor Plan



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