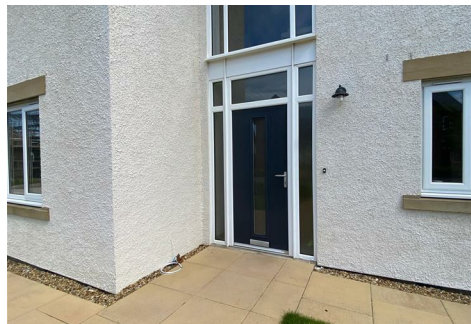




# GRISDALES

PROPERTY SERVICES



## Plot 3 High Stile Gardens, Whitehaven, CA28 8YT

**£460,000**

JUST RELEASED

Plot 3 High Stile Gardens, Hensingham, Whitehaven - a development by G & AM Lawson Ltd

A superb 4 bedroom / 2 bathroom family home enjoying an attractive setting with views opening over a larger than average garden to a skyline of Lakeland fells. Family living really is the focus of this design including a stunning open plan daytime family living area with designated areas for cooking, eating and chilling out including bi-fold doors out to the rear garden. A lovely part of the house in which to spend lots of daytime time and great for entertaining family and friends.

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

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## 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 also providing easy access to major employment centres along the west coast including Sellafield and connected businesses.

### PLOT 3 HIGH STYLE GARDENS

Plot 3 High Stile Gardens is a superb 4 bedroom / 2 bathroom detached house with integral garage and large landscaped gardens. The accommodation extends to approx 189sm / 2034sq.ft excluding the garage.

#### GROUND FLOOR:

Entrance hall  
Fitted cloakroom  
Lounge: 4.20m x 3.80m  
Open plan daytime kitchen: 8 max x 5.60m reducing to 4.50m  
Utility: 4.20m x 3.80m

#### FIRST FLOOR

Bedroom 1: 4.90m x 4.30m + walk in dressing room, en-suite  
Bedroom 2: 4.20m x 3.80m  
Bedroom 3: 3.90m x 2.80m  
Bedroom 4: 3.10m x 2.80m  
Bathroom: 3.10m x 2.80m

#### EXTERNAL

Detached Garage:  
Large landscaped gardens with patio

### SPECIFICATION

The specification includes:

- fully fitted bespoke designed kitchens from Maryport Kitchen Company
- Symphony bathrooms
- full gas fired central heating with combi boiler
- light oak finished internal doors
- external lighting adjoining all external doors including french doors and bi-folds
- 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 Gridsale 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 Gridsale 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 GRIDSALES

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 Gridsales, 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. 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.

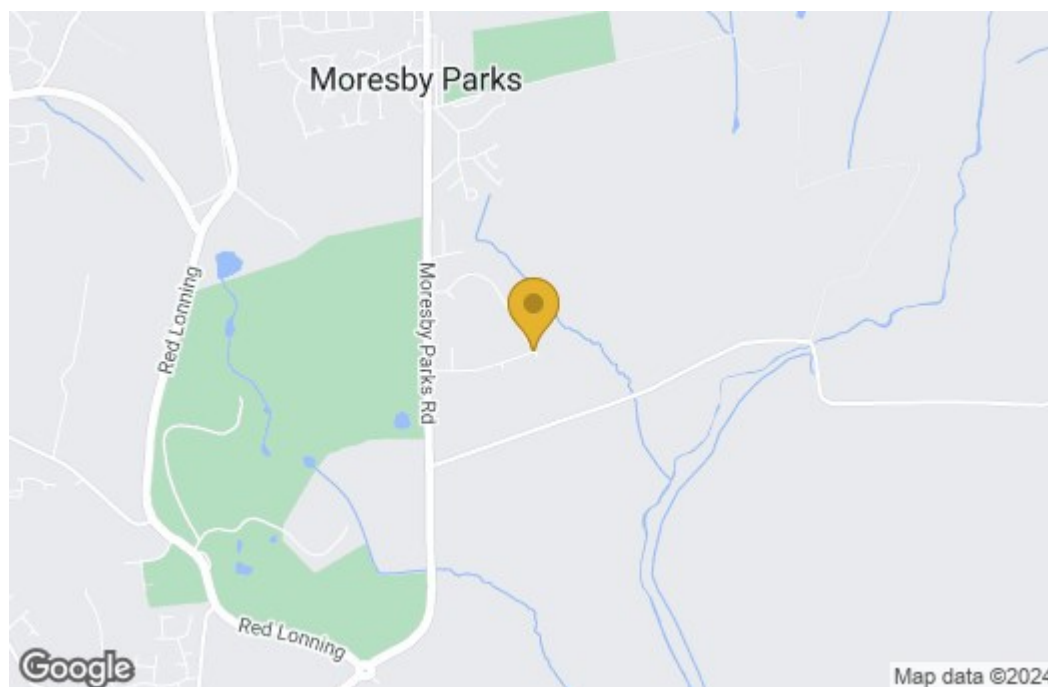
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

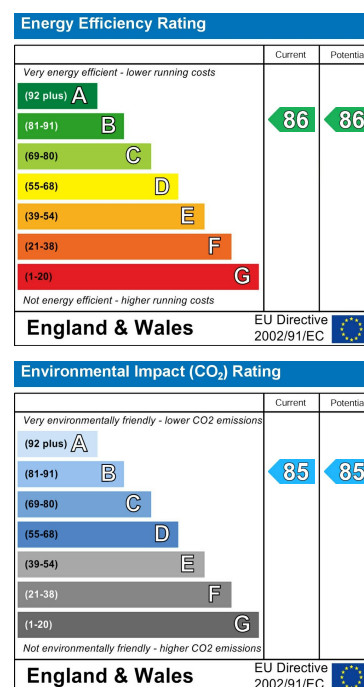
## Floor Plan



## 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.