



New Homes

The Woodlands, Lowca Lane, Workington, Seaton, CA14 1WL

£285,000

Welcome to this superb, high-spec, newly built detached bungalow nestled in the exclusive development of The Woodlands, on the outskirts of the sought-after village of Seaton. Crafted to meticulous standards by a respected local builder, this home embodies quality and is move-in ready.

Featuring three bedrooms, a spacious kitchen dining area, utility room, bathroom, and ensuite, it offers comfortable and contemporary living spaces. The low-maintenance garden boasts a delightful patio area, perfect for entertaining or relaxation, while the driveway easily accommodates three cars.

Don't let this prime opportunity slip away - own your dream home in a coveted location close to local amenities, the esteemed Seaton Academy infant school, and with easy access to the town centre and St Joseph's School.



3

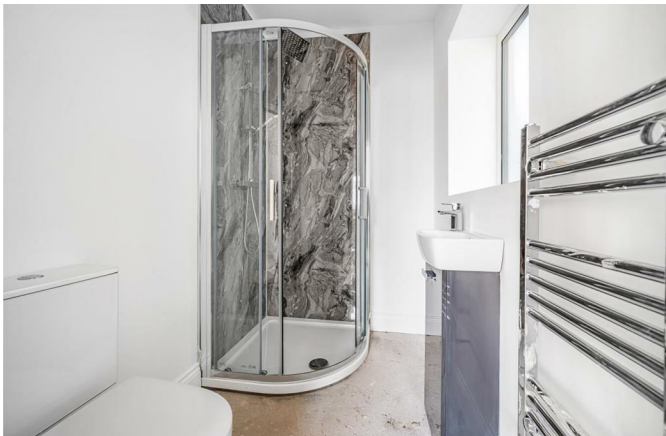


2



1





THINGS YOU NEED TO KNOW

The property is a brand-new construction that is ready to move straight into.

Flooring is included throughout (subject to T&Cs) with various options for buyers to choose from.

All internal doors are made from Solid Oak.

Included mains gas, electric and water supplies.

Approx. £250 a year for the maintenance of the road, street lamps and grass cutting

ENTRANCE HALL

The entrance hall is accessed via a composite door. From here, doors lead to:

KITCHEN/RECEPTION ROOM

22'4" x 17'11"

A multifunctional space with a reception area and dining/kitchen area. The stylish kitchen features modern grey base and wall units, complemented by a sleek 4-ring electric hob, extractor fan, splashback, stainless sink unit, double electric oven, and an integrated fridge freezer. Patio doors seamlessly connect this room to the garden.

UTILITY ROOM

7'10" x 6'5"

Fitted with a range of modern grey base and wall units and plumbing for a washing machine, plus space for an extra appliance.

BEDROOM ONE

12'9" x 11'3"

A spacious double bedroom with a large window offering a pleasant view of the front surroundings.

Sliding door to:

EN SUITE

Fitted with a modern three-piece suite, including a walk-in shower with sliding door, wall-mounted chrome shower and waterproof panelling, wash basin with chrome mixer tap and storage, low-level WC, and a stylish chrome ladder-style radiator.

BEDROOM TWO

13'5" x 10'11"

A generously sized double bedroom with a large front window offering a pleasant view.

BEDROOM THREE

13'3" x 12'9"

A spacious double bedroom with a large window that offers a pleasant view of the rear surroundings.

FAMILY BATHROOM

A fabulous family bathroom featuring a four-piece suite consisting of a freestanding bath, walk-in shower fully tiled in elegant grey, white washbasin with chrome mixer tap and storage, and low-level WC. The space is accented by grey half-tiled walls and a modern chrome ladder-style radiator.

DRIVEWAY

A block paved driveway with ample space for three cars.

EXTERNAL

A private rear garden, enclosed by wooden fencing, featuring a low-maintenance lawn and a cosy patio area that's perfect for enjoying sunny days with family and friends.

TENURE

This property is Freehold.

DIRECTIONS

From Workington, take the A569 towards Maryport. After passing Holmen Iggesund on your right, turn right onto Lowca Lane. Follow Lowca Lane until you reach the first right, which leads to The Woodlands Development.

COUNCIL TAX

This property is not yet rated for Council Tax. The Local Authority is Cumberland Council.

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.

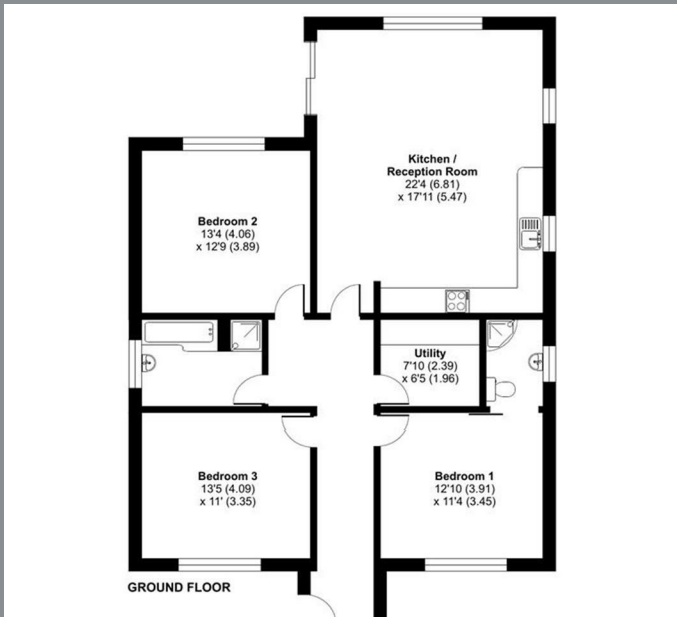
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property.

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.



For further information or to arrange a site visit, please get in touch today:



01900 829 977



cockermouth@grisdales.co.uk



grisdales.co.uk



GRISDALES

LAND & NEW HOMES



40 Main Street
Cockermouth
Cumbria
CA13 9LQ

Importance Notice - Grisdales give notice that:

1. We are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own or on behalf of our client or otherwise. We assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as a statement or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and only and are not necessarily comprehensive. It should be assumed that the property has all the necessary planning, building regulations and other consents and Grisdales have not tested any services, equipment or facilities. Purchases must satisfy themselves by inspection or otherwise.