



GRISDALES

PROPERTY SERVICES



23 Sheila Fell Close, Aspatria, Wigton, CA7 3DA

£269,950

WOW!!! WOW!!! WOW!!!

This stunning and individually designed four bedroomed detached family home not only oozes style and panache but it also has personality, warmth and individuality - it really is a gorgeous home well worthy of a viewing to appreciate all that's on offer. It has been lovingly maintained, fitted and dressed with much thought having gone into its design and layout.

Built by the renowned Lattimer Builders to a first class standard but adapted to the current owner's specification it sits well at the end of the cul de sac or similar homes. There's quick access to the local amenities Aspatria has to offer including shops and schools, it's handy for the A596 as well as Cockermouth and the Lake District National Park. NO ONWARD CHAIN!!

Helping you find your perfect new home...

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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

Gas central heating

Double glazing

The property was built by Lattimers Builders to the personal specification of the current owners

ENTRANCE

The property is accessed via a composite door with frosted glazing panels leading into:

ENTRANCE HALL

Stairs to the first floor and cupboard below, recessed area with coat hooks. Coving. Wood effect Kardean style flooring.

OPEN PLAN FAMILY ROOM



A super open plan family room split into kitchen, dining and relaxing areas. Fitted with wood effect Kardean style flooring throughout.

LOUNGE

14'6" x 10'10" (4.43 x 3.31)



Window overlooking the front. Coving. Wall mounted television bracket. Opening into:

DINING AREA

11'0" x 7'11" (3.37 x 2.43)



Ample space for dining furniture. Double patio doors leading into the garden.

KITCHEN

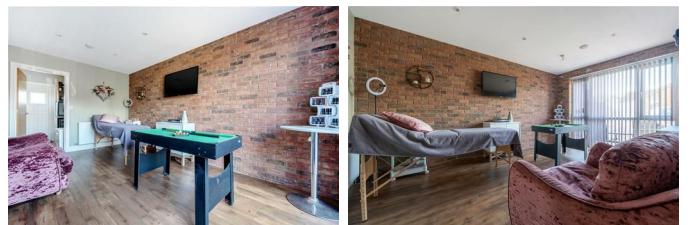
13'5" x 10'10" (4.11 x 3.31)



Fitted with a comprehensive range of base and wall units in a mix of navy blue and pale grey with granite work top and upstand and incorporating draining board and 1.5 bowl sink and mixer tap. Integrated electric oven with combination oven above, integrated dishwasher, 4-ring electric hob with modern black extractor fan over and glass splashback. Centre island with drawers, cupboards and electric socket. Attractive lighting. Aspect to the rear.

RECEPTION ROOM 2

16'0" x 10'2" (4.88 x 3.10)



With wood effect Kardean flooring. A great second reception room with large window to the front.

CLOAKROOM

5'8" x 2'10" (1.74 x 0.88)



Low level WC. Corner wash basin with tiled splashback. Continuation of hallway floor covering. Extractor fan.

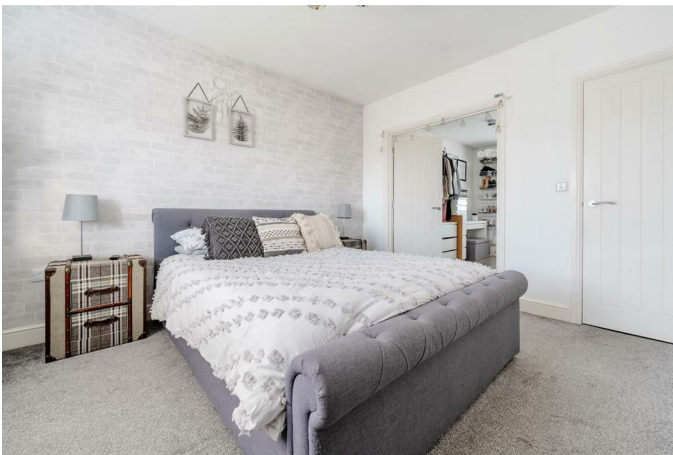
UTILITY ROOM

9'11" x 6'5" (3.03 x 1.96)

Continuation of flooring, UPVC door with clear glazing panel to the rear. Range of cupboards and shelving including plumbing for washing machine. Gas boiler and large cupboard housing hot water tank.

BEDROOM 1

13'0" x 10'10" (3.98 x 3.31)



A lovely spacious double room to the front with door leading into en-suite Jack and Jill bathroom. Double doors leading into Bedroom 4 . Wall mounted television bracket.

BEDROOM 2

15'7" x 9'11" (4.76 x 3.04)



Another spacious double bedroom with window overlooking the front and vaulted ceiling with spotlights. Wall mounted television point. Door leading into:

EN-SUITE

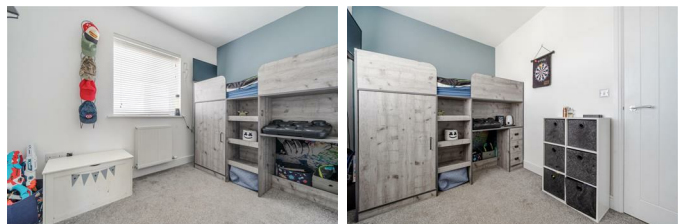
9'10" x 6'8" (3.02 x 2.04)



Shower enclosure with wall mounted Mira shower and attachments. Chrome ladder style radiator. Low level WC. Pedestal wash basin. Fitted around sanitary fittings with grey ceramic tiles. Wood effect vinyl floor covering. Velux roof light.

BEDROOM 3

10'7" x 7'3" (3.23 x 2.21)



Double room to the rear.

BEDROOM 4

12'7" x 7'6" (3.84 x 2.30)



Double room to the rear currently used as a dressing room and with double doors opening to Bedroom 1.

JACK & JILL BATHROOM

11'6" x 6'4" (max) (3.53 x 1.95 (max))



Jack and Jill style bathroom with doors from the landing and Bedroom 1. Free standing bath with chrome tap and shower hose and recessed shelving above. Shower enclosure in chrome frame with wall mounted chrome shower and attachments including rainfall shower and handheld hose. Round wash basin with chrome mixer tap set into vanity unit with draw below. Low level WC. Medicine cupboard with heated mirror front, Karndean style wood effect flooring, attractive modern grey tiling, ladder style radiator and frosted window to the front.

PARKING



Brick paved drive which provides parking for 2 to 3 cars.

FRONT GARDEN



Astro turf to the side and curved brick wall. Path to the rear.

REAR GARDEN



To the rear of the property is a garden with paving, decking, lawn and shed. Please refer to Grisdales to understand the exact boundary of the rear garden - we can show you the Title Plan so there is no misunderstanding.

ASPECT

A pleasing aspect over countryside to the rear.

DIRECTIONS

Sheila Fell Close is accessed from Brayton Road - proceed to the end of the development and the property is located on the right just before the end of the cul-de-sac.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band C.

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.

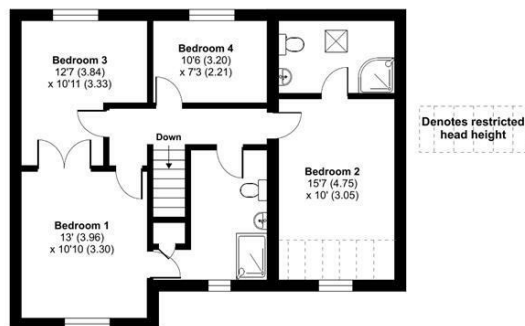
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

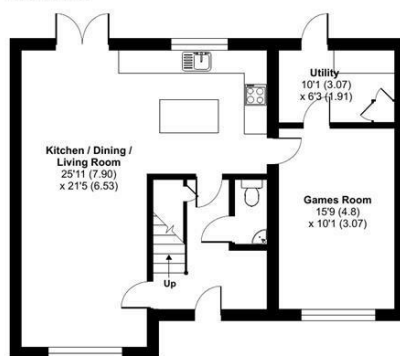
Sheila Fell Close, Aspatria, Wigton, CA7

Approximate Area = 1514 sq ft / 140.7 sq m
 Limited Use Area(s) = 36 sq ft / 3.3 sq m
 Total = 1550 sq ft / 143.9 sq m

For identification only - Not to scale



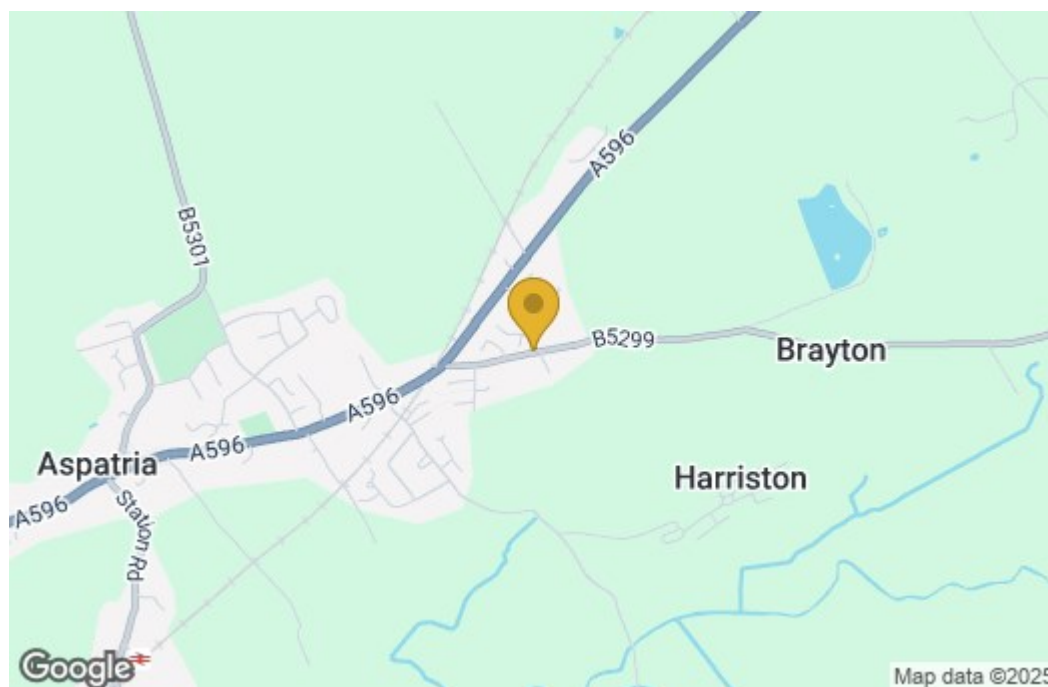
FIRST FLOOR



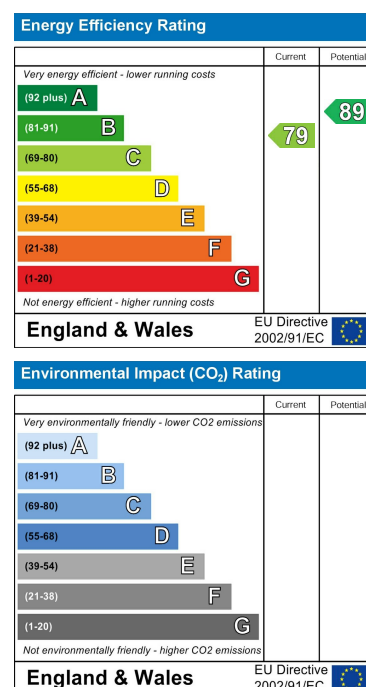
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rictocom 2024. Produced for Grisdales. REF: 1202943

Area Map



Energy Efficiency Graph



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