

PLOT 54 Jollows Close, Whitehaven, CA28 9BL

Prices From £200,000

*** ONLINE VIEWING AVAILABLE ***

COMING SOON! A DEVELOPMENT OF STUNNING NEWLY BUILT FAMILY HOMES

Jollows Close is located in the popular Kells area of Whitehaven where this development of stunning, contemporary finish, three bedroom semi detached family homes offer just what the modern family demands. Finished to a high specification with contemporary decor, fixtures and fittings, the ground floor has been designed in an open plan style with the kitchen at the heart. A large lounge and dining area with vaulted ceiling complement the sleek and well planned breakfast kitchen.

On the first floor are three generous bedrooms complemented by a stunning and stylish family bathroom. Externally there is off road parking to the front and a private, enclosed landscaped garden to the rear.

CALL 01946 693931 NOW TO ARRANGE A VIEWING.

ENTRANCE PORCH

4'11" x 3'6" (1.50 x 1.08)

Contemporary Porch with full height glazed panels and composite door

ENTRANCE HALL

14'11" x 4'10" (4.57 x 1.49)

With doors opening into;

CLOAKROOM

6'0" x 3'1" (1.84 x 0.94)

Contemporary wc, wash basin in white high gloss unit, radiator, extractor fan

LOUNGE

18'0" x 13'6" (5.49 x 4.14)

Large window overlooking the front, absolutely stunning feature wall with wall mounted tv and contemporary fire detail, stairs to upper floor with storage under, opening through to;



FAMILY DINING KITCHEN

16'2" x 12'11" (4.93 x 3.94)

Exquisitely designed and fitted with grey base and wall units with marble effect work surface and splash back, integrated appliances including fridge freezer, dishwasher, electric induction hob with extractor, electric oven and microwave, concealed lighting, matching island unit with a trio of stylish light fittings, radiator, open plan into;



GARDEN ROOM

12'4" x 8'6" (3.76 x 2.60)

A fabulous vaulted ceiling, dual aspect windows overlooking the rear garden, wall mounted tv connection, door opening onto rear patio.

From the lounge, the wooden staircase with feature glass panels leads to ;

LANDING

10'0" x 3'8" (3.07 x 1.14)

Loft access and doors to;

MASTER BEDROOM

16'2" x 11'7" (4.93 x 3.55)

large double bedroom with dual windows, radiator, wall mounted tv connection, built in cupboard with Baxi gas fired central heating boiler.



FAMILY BATHROOM

9'4" x 5'4" (2.85 x 1.63)

Gorgeous contemporary bathroom fitted with wc, wash basin in vanity unit, bath, separate shower enclosure with dual head shower, laminate splash back and ceiling, extractor, wall mounted vertical radiator.



BEDROOM 2

12'11" x 7'10" (3.95 x 2.40)

Double bedroom, tv/cat5 connection, radiator.



BEDROOM 3

12'11" x 7'10" (3.96 x 2.41)

Double bedroom, tv/cat5 connection, radiator.



GARDEN

The rear garden is fully enclosed with raised flower bed with lighting, paved patio. To the front is a beautiful paviour double driveway.

FURTHER INFORMATION

To receive further information of availability and prices or if you wish to discuss the development in more detail, please contact Grisdales, Whitehaven Office on 01946 693931.

NEW BUILD WARRANTY

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 for viewing. This is particularly important if you are contemplating travelling some distance.

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 Grisdale's office.

COVID-19

VIEWERS will be asked to complete a brief health questionnaire before we can confirm any appointment. You will be given an allocated time slot and will not be able to enter before this time.

VIEWERS are asked to restrict the number of people entering the property to a maximum of 2 who must be from the same household.

VIEWERS are asked to wear gloves (masks recommended) whilst in the property.

THE AGENT will call the VENDOR with their expected arrival time. Before the viewing, the VENDOR should open all internal doors and external doors.

The VENDOR will be asked to leave the property whilst the viewing takes place. You may be in the garden or, if you need to remain in the house, please ensure you maintain the required minimum 2 metre distance at all times.

The VIEWING will take no more than 15 MINUTES. Please do not touch anything inside the property. Any questions you may have can be answered after the viewing once you are outside of the property.

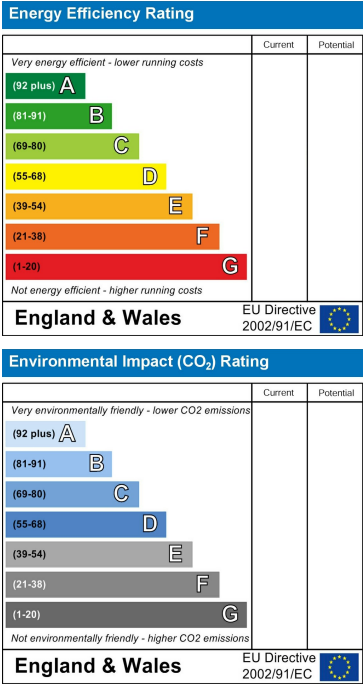
The VENDOR should wipe down any surface, including door handles, with usual household cleaning products.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.