



# GRISDALES

PROPERTY SERVICES



## Tall Trees Victoria Road, Whitehaven, CA28 6JF

**£395,000**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\*

From the moment you drive up to this property on the sweeping driveway you instantly feel like you are somewhere secluded with a sense of tranquility.. Welcome to Tall Trees.

This hidden gem is tucked away on a generous, private and mature plot which is around 1 acre with double garage, ample parking and just a short walk or drive to all schools, town and local services. Offering versatile internal living space and could easily be configured as a 4/5 bedroom property dependent on your family needs. Sit back, relax and listen to the birds tweet.... To arrange a viewing, call us today on 01946 693931.

Helping you find your perfect new home...

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

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## THINGS YOU NEED TO KNOW

The property is freehold and offers main gas, electric and water supplies.

## ENTRANCE HALL

A spacious welcome with stairs leading to the first floor and doors to:

## RECEPTION ROOM

17'1" x 14'7" (5.21 x 4.45)

A lovely light reception space with dual aspect double glazed windows and beautiful period style fireplace.

## KITCHEN/BREAKFAST ROOM

15'5" x 14'4" (4.70 x 4.37)

A little taste of country living with a well maintained range of cream wall and base units with wooden worksurfaces including Rangemaster cooker and double sliding doors to front garden.

## SUN ROOM

11'3" x 5'4" (3.43 x 1.65)

A great space to sit back and unwind with a good book or glass of wine leading to a handy utility space.

## DOWNSTAIRS BATHROOM

Four piece suite incorporating shower cubicle, W.C, bidet and wash hand basin.

## OFFICE

11'1" x 7'4" (3.38 x 2.24)

Versatile space whether that be your home office, additional snug or play room.

## DINING ROOM

14'2" x 9'4" (4.32 x 2.87)

Dining Room or Bedroom Five ?? What would you make it. This flexible accommodation allows you to configure as you like, whether you'd like a large dining room for those family meals or need the space for your growing family.

## BEDROOM FOUR

14'4" x 11'3" (4.37 x 3.45)

Ground Floor Double Bedroom.

## BACK FROM THE ENTRANCE HALL

Stairs lead to:

## FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE

20'0" x 11'3" (6.12 x 3.45)

Double Bedroom with storage cupboard and wash hand basin.

## BATHROOM

Three piece white suite comprising of a bath with shower over, W.C and wash hand basin.

## BEDROOM TWO

14'11" x 13'10" (4.57 x 4.22)

Good sized Double Bedroom with under eaves access.

## BEDROOM THREE

14'4" x 10'7" (4.37 x 3.23)

Double bedroom with under eaves access.

## EXTERNALLY

The property occupies a plot which is approximately 1 acre boasting beautiful wrap around gardens which has extensive flowering shrubs, bulbs and plants for all season displays, sweeping driveway with turning circle and ample parking space, various seating areas around the property and lots of lawn for the children to play. The property is very private with no immediate nearby property overlooking.

The property had previous planning permission to erect an additional bungalow on the grounds of the property in 1995.

## DOUBLE GARAGE

19'7" x 18'6" (5.97 x 5.66)

Detached double garage with boarded upper floor and dormer window, power and lighting

## DIRECTIONS

From Loop Road travelling in the direction of Egremont, turning left at The Sunny Hill Hotel pub, then immediately left on to Victoria Road and up the hill to the junction of Bay Vista on the left, the driveway to Tall Trees is immediately left before entering the Bay Vista estate, at the junction.

## COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) that this property is placed in Tax Band E.

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

## 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.

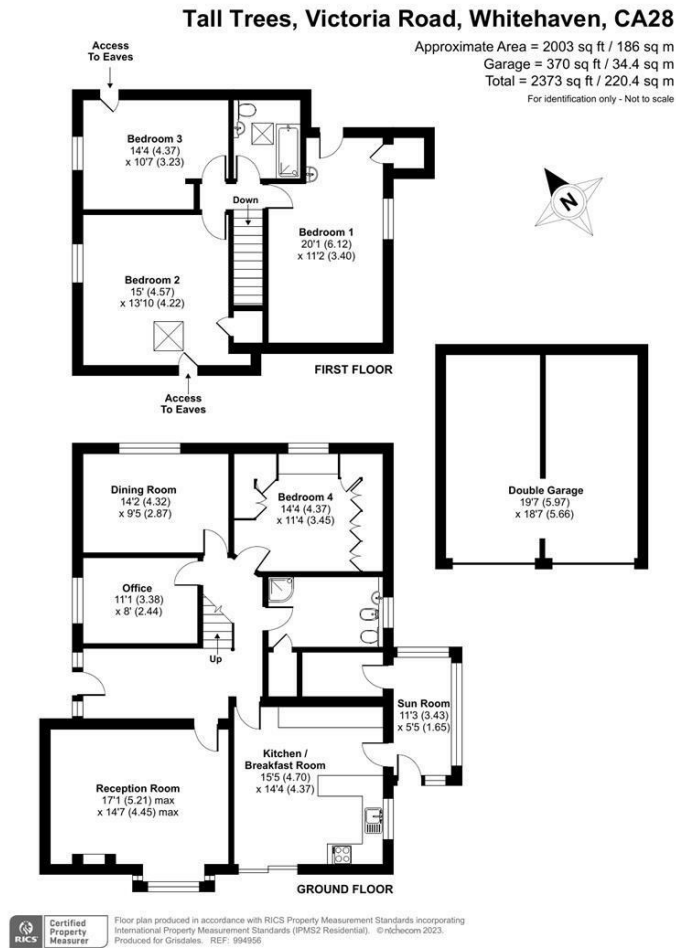
Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

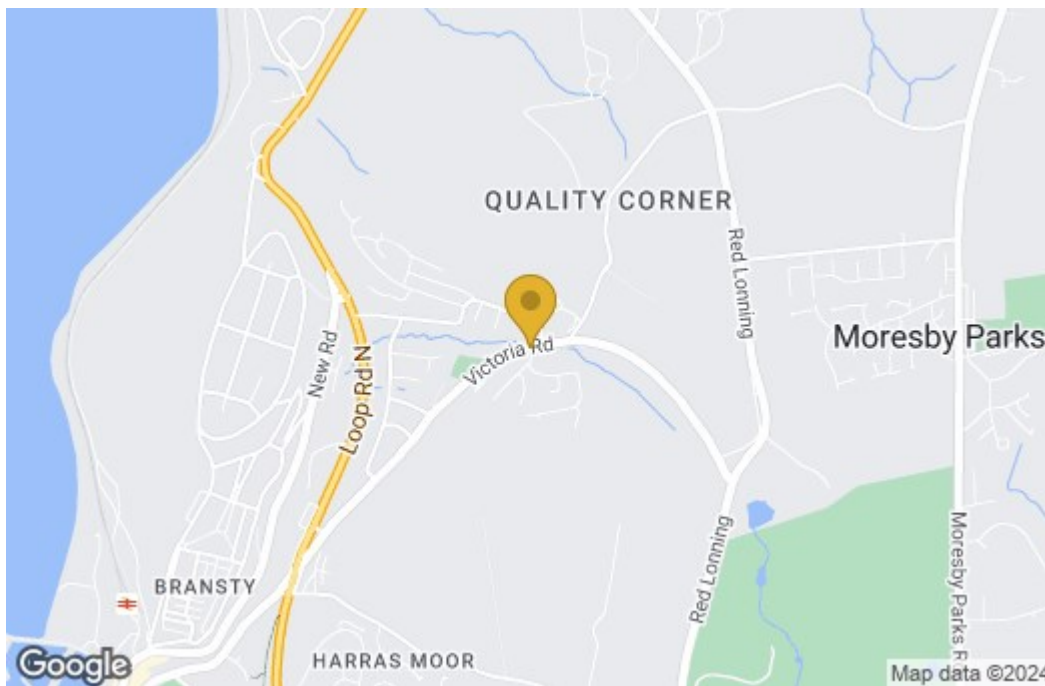
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

To find out how we can help you realise your dreams, just call your nearest Grisdales office.

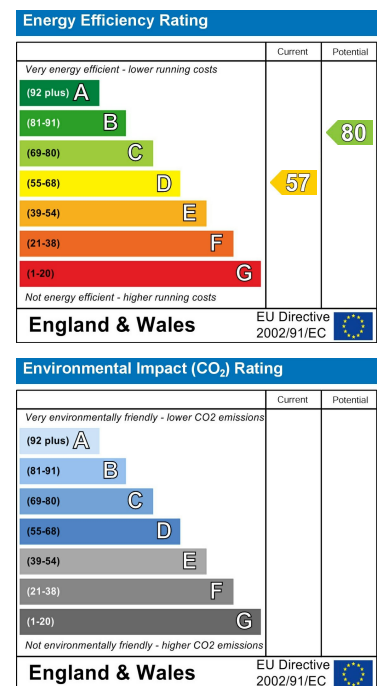
## Floor Plan



## 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.