



# GRISDALES

PROPERTY SERVICES



## 8 Hunslet Place, Whitehaven, CA28 9BF

**£325,000**

A touch of luxury... Originally built in 2016 by the highly reputable John Swift Homes, this high specification Arts & Crafts style Dorma Bungalow is sitting on a prime plot within an exclusive development with stunning, uninterrupted sea views.

The internal accommodation comprises; Entrance hall, airing cupboard, storage cupboard, two double bedrooms, stylish bathroom, dining kitchen, lounge opening to Garden room with vaulted ceiling and French doors to the terrace. On the first floor, the Master Bedroom suite incorporates a large double bedroom, en suite shower room, walk in dressing room and study.

Externally Seascape benefits from manicured gardens, South West facing rear terrace, off road parking and luxury fixtures and fittings throughout - A viewing is highly recommended to appreciate the quality of not only the build but the internal configuration along with it's modern fixtures and fittings. To book your viewing today, call us 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 mains gas, electric and water supplies.

The property can be sold as seen to include the quality furnishings which would be highly beneficial for any investor looking for a luxurious holiday let.

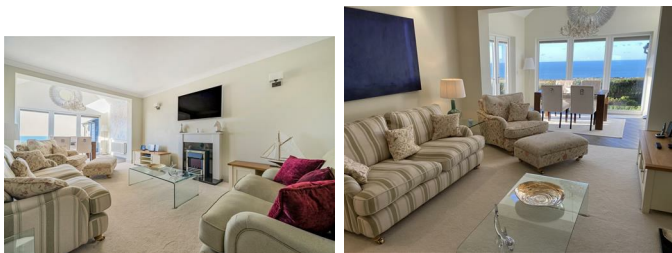
## ENTRANCE HALL



Composite door, radiator, two built in storage cupboards.

## LOUNGE

15'11" x 12'2" (4.85 x 3.70)



Light and spacious heart of the home, radiator, contemporary electric fire with decorative surround.

## SUN ROOM

9'10" x 12'2" (3.00 x 3.70)



The room with a view! Double glazed window with stunning sea views, two skylights, double glazed French doors, leading to garden terrace - enjoy those famous West coast sunsets!

## BREAKFAST KITCHEN

12'2" x 12'2" (3.70 x 3.70)



Fully equipped breakfast kitchen with lots of light from the double glazed French doors, further double glazed window, radiator, contemporary range of wall and base units with complementary work surfaces, electric oven, ceramic hob, extractor hood, integrated fridge/freezer, integral microwave, dishwasher, washer/drier, inset sink unit.

## BEDROOM ONE

12'8" x 11'0" (3.85 x 3.35)



A peaceful and tranquil double bedroom, double glazed window, radiator.

## BEDROOM TWO

11'4" x 8'8" (3.45 x 2.65)



Second double bedroom, double glazed window, radiator.



## BATHROOM

7'0" x 6'5" (2.121 x 1.946)



Contemporary high specification bathroom with double glazed window, bath with shower over and shower screen, W.C , wash hand basin, vertical radiator, fitted bathroom cabinet, extractor fan.

Solid oak staircase leads up to;

## STUDY

4'7" x 9'7" (1.386 x 2.920)



A useful extra space to keep work separate from living space! incorporating wall mounted gas fired central boiler.

## MASTER BEDROOM with EN SUITE

17'9" x 14'8" (5.40 x 4.48)



A stunning contemporary double bedroom, two double glazed windows with sea views, stylish walk in dressing area with hanging rails and shelving, door to:

## ENSUITE

9'6" x 6'0" (2.893 x 1.830)



Contemporary in style and high end finish with Velux window, vertical radiator, large glazed shower cubicle, wash hand basin, W.C, extractor fan.

## EXTERNALLY



To the rear of the property there is a super sun terrace with fantastic sea views and a pretty, low maintenance garden alongside lockable garden shed with window which would

make ideal storage or great external summer house/ sun room. To the front of the property there is driveway parking for two cars.

## EXTERNAL FRONT



## EXTERNAL REAR



## PICTURESQUE SEA VIEWS



## COUNCIL TAX

We have been advised by Copeland Borough Council (01946) 852585 that this property is placed in Tax Band D

## DIRECTIONS

Heading out of Whitehaven Town Centre on Irish Street, turn right into Swingpump Lane and then left onto Albion Street which leads onto Rosemary Lane. Continue along High Road and then take a right onto Solway Road, You will be able to see the Haig Enterprise Park. Hunslet Place can be found further along Solway Road to the right hand side.

## 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.

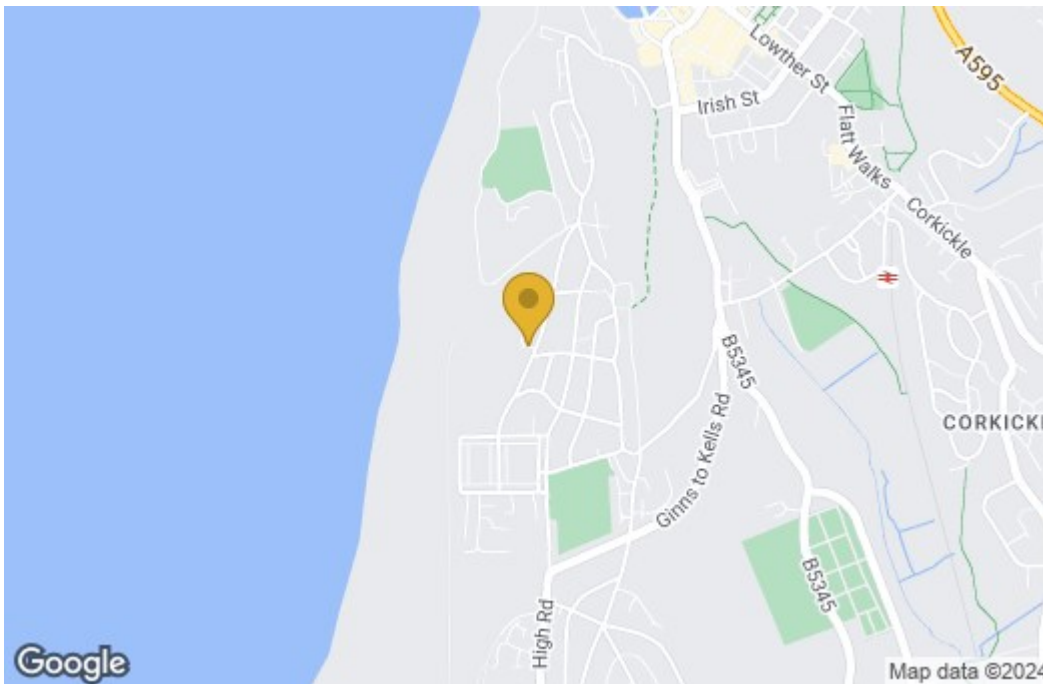
Your home may be repossessed if you do not keep up repayments on your mortgage.

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.”

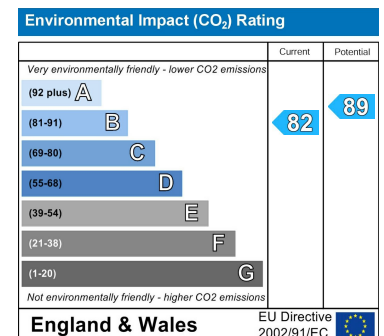
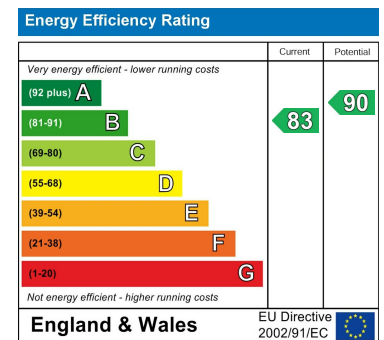
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

## 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.