



GRISDALES

PROPERTY SERVICES



4 Clarack Drive, Moor Row, CA24 3AB

£290,000

This absolutely beautiful 4 bed, newly built family home is perfectly situated in Moor Row allowing easy access to the harbour Town of Whitehaven and major links to all local employment.

Pristine condition, with no work to do at all, it is simply packing a suitcase and moving into to this stunning home that can offer you all the living accommodation you will ever need! Briefly comprising of Lounge, Kitchen /Diner, four great sizes bedrooms, two bathrooms and garage. Externally, soak up some sun in the fabulous private, low maintenance rear garden.

This property will attract interest instantly so don't delay in calling us to arrange a viewing on 01946 693931.

Helping you find your perfect new home...

www.grisdales.co.uk

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: whitehaven@grisdales.co.uk

THINGS YOU NEED TO KNOW

The property benefits from Mains gas, electricity, water and drainage. Gas central heating and double glazing throughout.

ENTRANCE

Via composite door.

ENTRANCE HALL



Radiator, karndean flooring, stairs to first floor and doors leading to:

RECEPTION ROOM (LOUNGE)

19'3" x 10'11" (5.89 x 3.33)



Front aspect double glazed window, radiator, karndean flooring.

CLOAKROOM

Comprising of WC and sink, radiator, karndean flooring.

KITCHEN/DINING ROOM

21'5" x 10'11" (6.53 x 3.33)



Range of high gloss wall and base units alongside pan drawers and complementary work surfaces, superb build in dining area with additional storage set within. inset sink and drainer unit. Integrated appliances including: hob with splash back and overhead extractor fan, double oven, dishwasher, fridge freezer, Karndean flooring, rear aspect double glazed window overlooking garden.

UTILITY ROOM

10'11" x 6'0" (3.33 x 1.83)



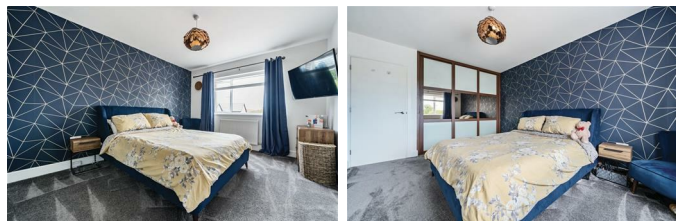
Range of high gloss wall and base units with complementary work surfaces, inset sink and drainer unit, plumbing for washing machine alongside space for tumble dryer, karndean flooring, door to integral garage and part glazed UPVC door to rear garden.

FIRST FLOOR LANDING

Loft access, storage cupboard, radiator, doors to:

BEDROOM ONE

13'10" x 10'11" (4.22 x 3.33)



Front aspect double glazed window, large double in size, fitted wardrobes, radiator.

EN SUITE



Three piece suite comprising of Walk in shower, WC and sink, part tiled walls, ladder style radiator.

BEDROOM TWO

14'4" x 8'3" (4.39 x 2.54)



Rear aspect double glazed window, double in size, fitted wardrobes, radiator.

BEDROOM THREE

12'0" x 11'6" (3.66 x 3.53)



Rear aspect double glazed window, double in size, radiator.

BEDROOM FOUR

13'1" x 8'0" (3.99 x 2.46)



Front aspect double glazed window, single in size, radiator.

BATHROOM



Four piece suite comprising of Walk in shower, bath with mixer

tap and shower head, WC and sink. Tiles walls, ladder style radiator, rear aspect frosted window.

GARAGE

18'6" x 8'3" (5.66 x 2.54)

Integral single garage with up and over door, lighting and power supplies.

EXTERNAL



This property benefits from off road driveway parking for two vehicles accompanied by the single garage.

Rear garden comprising of low maintenance artificial lawn and patio seating area ideal for entertaining.

Please note there will be an additional boundary wall built to the side of the property showing a clear separation from the adjoining land in which is currently being developed.

DIRECTIONS

From Whitehaven, take the A595 towards Egremont, travel through the traffic lights at Westlakes Science Park and continue onto the next left turn sign posted Moor Row. Follow the road, towards The Working Mens Club and turn left onto Rusper Drive. Take the first left immediately after onto Clarack Drive, and the property is the last located on the left hand side.

COUNCIL TAX

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

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

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.

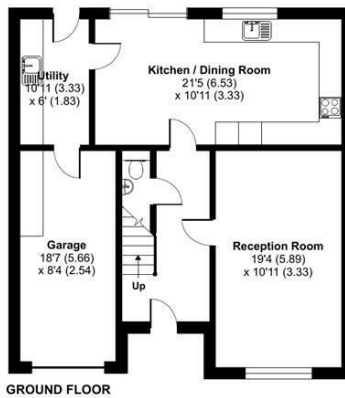
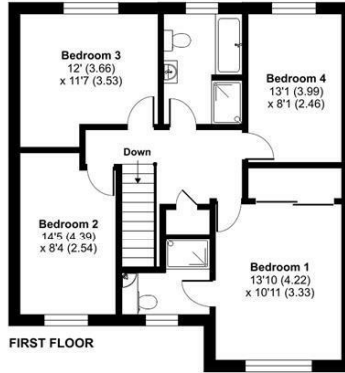
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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



Clarack Drive, Moor Row, CA24
 Approximate Area = 1601 sq ft / 148.1 sq m (Includes Garage)
 For identification only - Not to scale

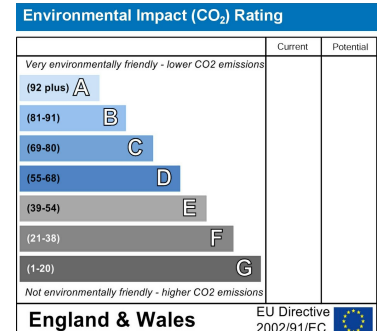
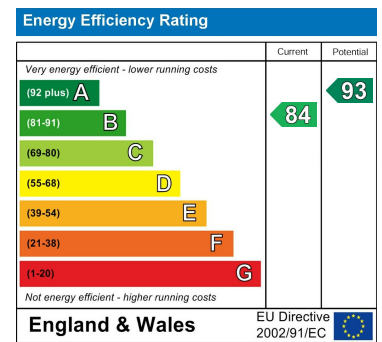


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grisdales. REF: 1141134

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.