



GRISDALES

PROPERTY SERVICES



4 Blake Close, Whitehaven, CA28 9SB

£350,000

If you are looking for a premium property then look no further!! Part of the exclusive Wilson Howe Development in Whitehaven, we are offering a four bedroom detached home benefitting from off road parking for two vehicles and double detached garage. The current owners have transformed the garden into a peaceful haven for kicking back and relaxing in or creating that perfect space for entertaining. The property is perfect to walk straight into and will certainly not disappoint. A viewing is a must to appreciate this property, call us on 01946 693931 to arrange today.

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

The property benefits from Gas central heating, double glazing, mains water and drainage.

The Vaillant heating system allows for heating to be regulated to separate floors of the property.

There is a £140 per year maintenance charge for the communal grassed areas.

The side aspect window showing in the dining area on the floorplan is not present at the property, the bay window is of front aspect.

ENTRANCE

Via dark blue composite front door, into:

HALLWAY



Storage cupboard, doors to:

LOUNGE

12'2" x 23'7" (3.71 x 7.20)



Light and airy space with front aspect double glazed bay window, gas fire, two radiators, patio doors leading to rear garden.

DOWNSTAIRS WC



Comprising of sink and WC, radiator.

KITCHEN/DINER

12'4" x 23'7" (3.77 x 7.20)



Range of modern light grey gloss wall and base units with integrated oven, grill, microwave, dishwasher and gas hob with chrome extractor fan over, dual aspect double glazed windows, TV point and radiator. Spacious carpeted area allowing plenty space for dining table and chairs.

Door leading to:

UTILITY

7'3" x 5'5" (2.23 x 1.66)



Washer/dryer, Vaillant boiler, housing alarm system, double glazed back door.

LANDING

Cupboard housing the water tank and doors to:

BEDROOM ONE

10'11" x 13'1" (3.33 x 4.01)



Rear aspect double glazed window, radiator, TV point, built-in wardrobes, double in size.

EN SUITE



Three piece suite comprising of WC, sink, walk-in shower. White ladder style radiator, complementary tiles.

BEDROOM TWO

12'2" x 10'6" (3.71 x 3.22)



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

BEDROOM THREE

10'7" x 10'5" (3.24 x 3.19)



Front aspect double glazed window, radiator, built-in wardrobes, double in size.

BEDROOM FOUR

10'10" x 7'10" (3.32 x 2.40)



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

BATHROOM



Modern four piece suite comprising of WC, sink, bath and single walk-in shower, white ladder style radiator, complementary neutral tiles.

FRONT EXTERNAL

Small grassed area, path leading to front door. Double driveway leading to garage.

DOUBLE GARAGE

Double in size, electric door with electrics fitted internally.

REAR EXTERNAL



Extensive tiered landscaped gardens comprising of grassed lawn, shillied and patio areas, decorative rockery, apple trees, outdoor decorative lighting. To the side of the property there is a fenced off area used by the current owners as a dog kennel. The garden offers ample seating areas where you can relax and follow the sun around all day.

Added garden extras include: Water feature, outside tap, electrical power outlets, and 7x5 wooden shed.

SUN LOUNGE

7'10" x 9'10" (2.4 x 3.0)



Wooden built double glazed sun lounge with built-in wooden seating area complimented with roof blinds, stylish seating cushions, central table and electrics fitted. Full height opening doors are available for access on three sides.

DIRECTIONS

Head west on Irish St/B5345 towards Howgill St, Turn left onto New Town/B5345, continue to follow B5345 for 0.2 mi. At the roundabout, take the 2nd exit onto Preston St/B5345. Continue to follow B5345, then take a slight left onto Meadow View/B5345. Turn right onto Wilson Pit Rd and you will see the Edgill Park Development on the right. The property is located on the right hand side, once turning into Blake Close, displaying a Grisdales for sale board.

COUNCIL TAX

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

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.

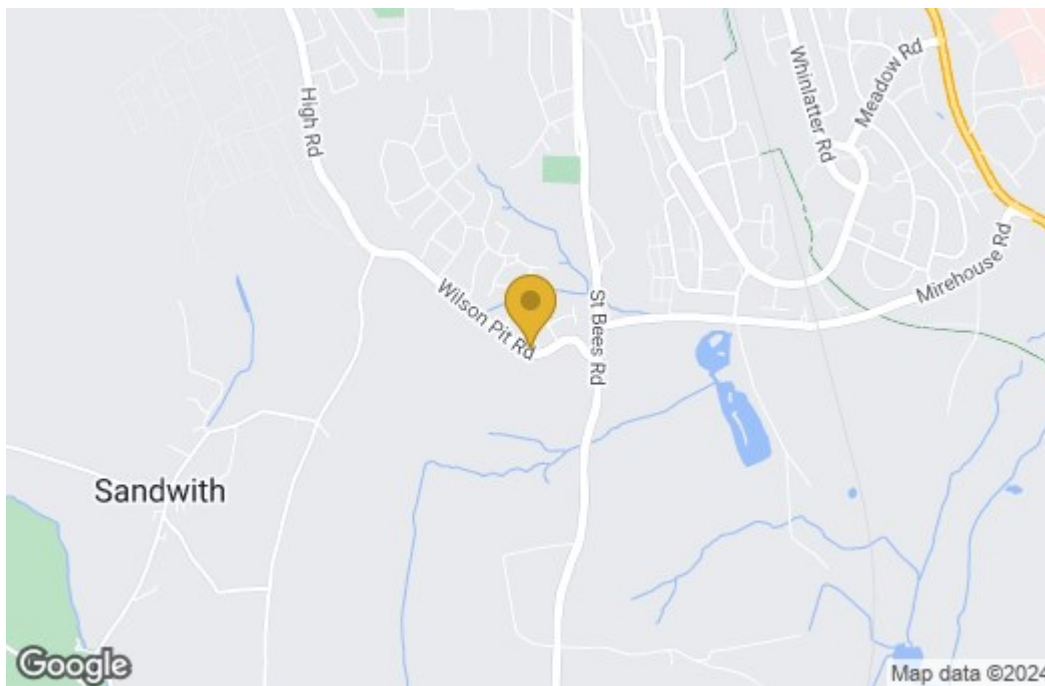
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

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

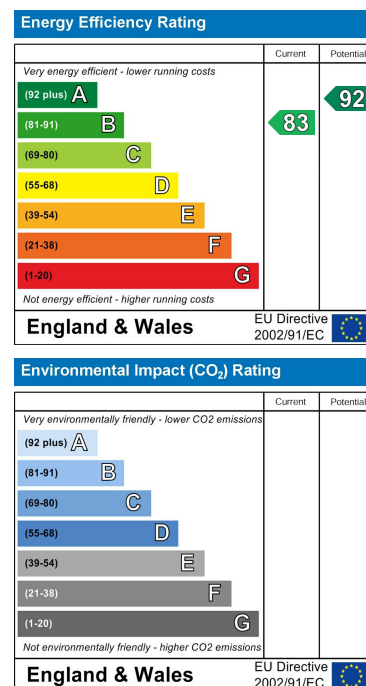
Floor Plan



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.