



GRISDALES

PROPERTY SERVICES



10 Seacroft Drive, St Bees, CA27 0AF

£360,000

This is a unique opportunity to purchase a large four bedroom family home in a sought after residential area of St Bees. This beautifully presented, detached property is both spacious and modern providing a great home for all those wanting to live by the sea, just a short walk to the ever popular coastline of St Bees.

The accommodation has been modernised with both bathrooms and kitchen fitting in well with the current, contemporary designs. The gardens will also not disappoint and are perfectly pristine making them a perfect, quiet place for relaxing in or entertaining the family. Call us today on 01946 693931 to not miss out on viewing this gorgeous home.

Helping you find your perfect new home...

www.grisdales.co.uk

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ENTRANCE

Entrance to the property is via a brown composite front door into:

HALLWAY

12'2" x 9'6" (3.73 x 2.90)

Radiator, under stair storage cupboard. Stairs to first floor. Door leading to:

LOUNGE/DINER

16'6" x 11'8" + 11'8" x 9'6" (5.03 x 3.56 + 3.58 x 2.92)

Front and side aspect double glazed window., TV point, sliding patio doors leading to rear garden. Door leading to:

KITCHEN

18'9" x 10'4" (5.74 x 3.15)

A range of modern grey gloss wall and base units with complementary work surfaces. Integrated dishwasher. Free standing cooker and fridge/freezer (to be included in sale). Rear and side aspect, double glazed windows with gorgeous garden views. Grey ladder style radiator. Inset sink and draining unit. Door leading to garage.

DOWNSTAIRS WC

Two piece suite comprising of WC and wash basin. Chrome ladder style radiator. Tiled walls.

FIRST FLOOR LANDING

Side aspect, double glazed window. Loft hatch (ladder fitted and loft boarded). Airing cupboard housing tank.

BATHROOM

Three piece suite comprising of double walk-in shower with UPVC marble style wall panelling, WC and wash basin. Ladder style radiator. Laminate floor. Tiled walls. White UPVC ceiling panelling.

BEDROOM 1

12'9" x 10'5" (3.91 x 3.18)

Double in size. Radiator. 2 rear aspect, double glazed windows. Built in storage. Door leading to:

EN-SUITE

Three piece suite comprising of double walk-in shower with marble effect UPVC wall panelling, WC and wash basin with underneath unit. Tiled walls. Rear aspect, frosted, double glazed window. Grey ladder style radiator.

BEDROOM 2

11'10" x 9'1" (3.61 x 2.77)

Double in size. Radiator. Rear aspect, double glazed window. Black wooden fitted shelving.

BEDROOM 3

9'8" x 9'1" (2.95 x 2.79)

Double in size. Radiator. Front aspect, double glazed window. Built in over bed storage.

BEDROOM 4

9'4" x 7'1" (2.87 x 2.16)

Single in size. Radiator. Front aspect, double glazed window.

FRONT EXTERNAL

Driveway parking for multiple vehicles. Grassed area of lawn with colourful flowered borders. Front wall allows garden privacy.

GARAGE

17'5" x 16'7" (5.31 x 5.08)

1 1/2 in size. Range of wooden wall and base units fitted. Plumbing, electricity and lighting also fitted. Electric front door.

REAR EXTERNAL

Extensive garden comprising of grassed lawn, decorative flowers and shrubbery. Shillied areas for low maintenance. Central path leading to the bottom of the garden.

DIRECTIONS

Travelling from Whitehaven to St Bees, half way up the Main Street turn right onto Seacroft Drive and the property is on the right hand side.

COUNCIL TAX

We have been advised by Cumberland Council 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 Grisdals, 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.

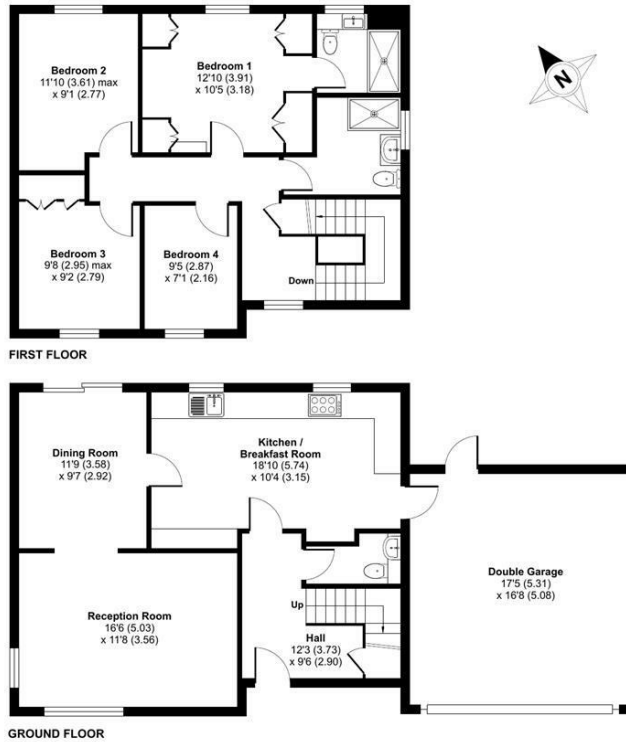
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Seacroft Drive, CA27

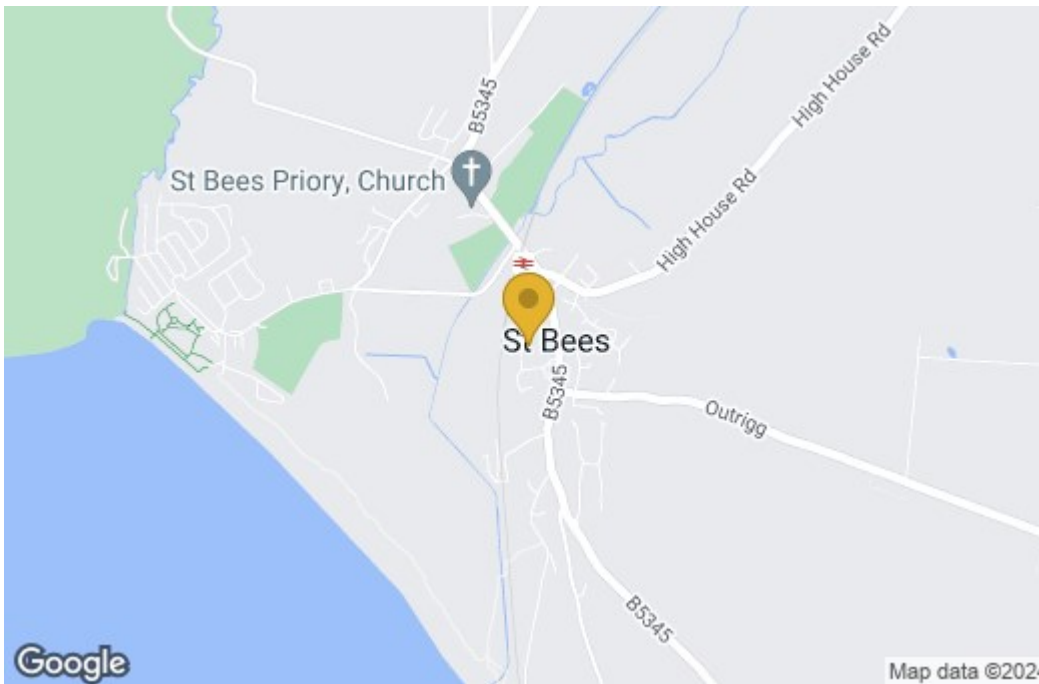
Approximate Area = 1320 sq ft / 122.6 sq m
 Garage = 292 sq ft / 27.1 sq m
 Total = 1612 sq ft / 149.7 sq m

For identification only - Not to scale

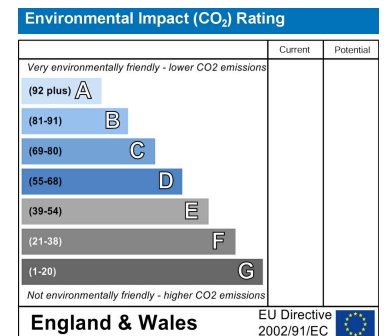
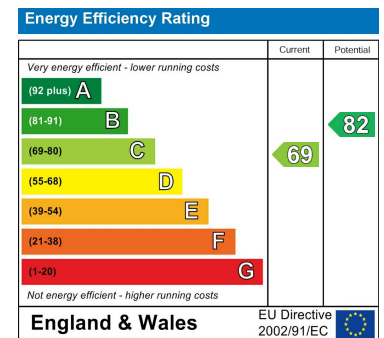


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Grisdales. REF: 1169065

Area Map



Energy Efficiency Graph



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