



GRISDALES

PROPERTY SERVICES



8 Beck Close, Beckermat, CA21 2YH

£360,000

This charming detached bungalow has undergone a full transformation all within the previous 4 years and we LOVE it! This delightful property boasts two reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms and two bathrooms, there is plenty of room for the whole family to unwind and enjoy their own space.

Step outside and be greeted by a large, pretty garden that offers a serene escape from the hustle and bustle of everyday life. The garden provides the perfect setting for outdoor gatherings, gardening enthusiasts, or simply basking in the tranquility of nature. One of the standout features of this property is its economical nature, ensuring that you can enjoy all the comforts of modern living without breaking the bank. Additionally, the property is not overlooked, offering you the privacy and seclusion you desire.

Don't miss out on the opportunity to make this charming bungalow in Beck Close your new home sweet home. Call us today to arrange your viewing on 01946 693931.

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

The property is freehold and offers mains electric and water supplies.

The property has 10 x solar panels in which an income of circa £300 yearly is generated.

The property has an oil tank.

ACCOMODATION

Fully transformed within the previous four years, This bungalow has been re-configured and re-fitted, including new double glazing throughout, new radiators, new oil tank, new roof on conservatory and new K rendering.

ENTRANCE HALLWAY



Accessed via the inner porch, which also gives access to the utility room and garage.

Lovely, large welcoming space. Step right and follow the loop around the living spaces or step left and head to the bedrooms. Taking the right step, doors lead to:

KITCHEN

11'8" x 10'7" (3.56 x 3.25)



Beautiful fitted kitchen finished in grey with marble effect work surfaces and under counter sense lighting - ample of cupboard space and worksurfaces for those keen chefs and bakers. Integral oven and grill, integral hob and extractor hood over. Inset sink unit.

SITTING ROOM

21'3" x 13'10" max (6.5 x 4.22 max)



Such a cosy and tranquil space to unwind. Enjoy the benefits of the multi fuel burning stove, large bay windows over looking the garden and additional handy porch for removing those muddy shoes after spending hours in the stunning rear garden. Bi-fold door to:

DINING ROOM

11'10" x 10'11" (3.63 x 3.35)



The perfect place to enjoy those family meals or family games nights with tasteful décor and additional wood burner stove. Leading back to the Entrance Hall

Access to the Bedrooms and Bathrooms.

BATHROOM



Accessed via a sliding door. Contemporary four piece suite comprising of a bath, corner shower cubicle, W.C and wash hand basin. Modern marble effect panelling and airing cupboard. Electric radiator.

BEDROOM ONE

17'5" x 11'6" max (5.31 x 3.51 max)



Master double bedroom facing front aspect with fitted wardrobes and door to:

EN SUITE SHOWER ROOM



Three piece suite comprising of a double shower cubicle, W.C and wash hand basin.

BEDROOM TWO

12'9" max x 9'6" (3.91 max x 2.92)



Double bedroom facing front aspect with fitted wardrobes.

BEDROOM THREE

9'8" x 7'8" (2.95 x 2.36)



Small Double bedroom facing side aspect.

UTILITY ROOM

11'6" x 10'7" max (3.53 x 3.25 max)



Plumbing available, space taken partly taken from the original garage space.

GARAGE

12'0" x 8'0" (3.66 x 2.46)

Handy workshop and/or storage space.

EXTERNAL - FRONT



Sitting pretty in a prime position with low maintenance front garden, off road marking for multiple vehicles, access to the rear via private double gates and access to the Garage,

EXTERNAL - REAR



Fully enclosed, with additional parking space, which could handily be used for a caravan or motorhome.

Ample of external electric points and water point.

Set in circa 1/2 acre, this has to be the principle feature of the home... have a gentle walk around the garden and admire the little touches including fairy houses, light and water features, pond, hedgehog house, orchard growing apples, plums, pears and more, poly tunnel along side several seating areas to enjoy throughout the day - make the most of where the sun is shining!

If this wasn't enough, there are two additional outbuildings,

how about a "His" and "Hers" space - perfect for crafting or storage.

This is the perfect family garden, imagine children and animals playing away all day - enjoying a game of hide and seek!

COUNCIL TAX

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

DIRECTIONS

Follow the road from Whitehaven South towards Egremont, and from Egremont to Thornhill. Passing Thornhill on the right hand side, take the Next Right turn towards Beckermets onto Morass Rd/B5345. Continue straight onto Morass Rd and turn right onto Braystones Rd. Continue onto Calder Vw and turn left onto Beck Cl.

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.

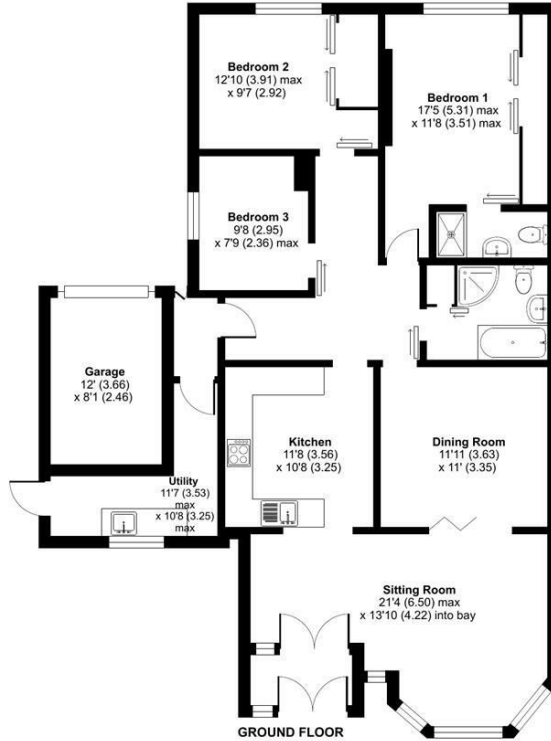
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

Beck Close, Braystones, Beckermat, CA21

Approximate Area = 1266 sq ft / 117.6 sq m
 Garage = 96 sq ft / 8.9 sq m
 Total = 1362 sq ft / 126.5 sq m
 For identification only - Not to scale



GROUND FLOOR

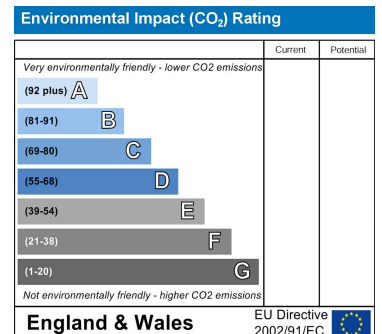
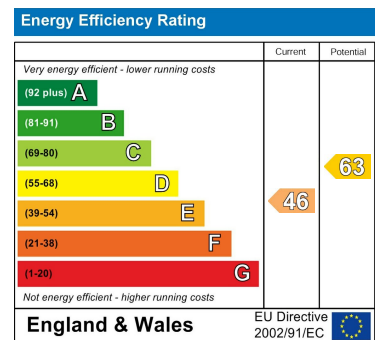


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grisdales. REF: 1197106

Area Map



Energy Efficiency Graph



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