

New  
Homes



# SUMMERSCALES

Gosforth, Cumbria

2 Summerscales

£340,000



Beds  
3



Baths  
2



Recpt  
1

Created By:





## 2 Summerscales

Plot	House Type	Terms	Tenure
2	Detached	Open Market	Freehold

More than just a house, this is your forever home. This brand-new three-bedroom detached home offers a contemporary twist on countryside living, inviting you to embrace the tranquillity of rural serenity amidst the hustle and bustle of family life.

Picture cherished moments hosting intimate gatherings in the spacious living room or enjoying alfresco family dinners in the garden accessed through patio doors from the dining kitchen. Complete with a master en suite, utility room, and solar panels, 2 Summerscales offers the perfect union of practicality, sustainability, and modern elegance.

Seize the opportunity to make this exceptional property your own, one of only two available on the brand-new Summerscales development.





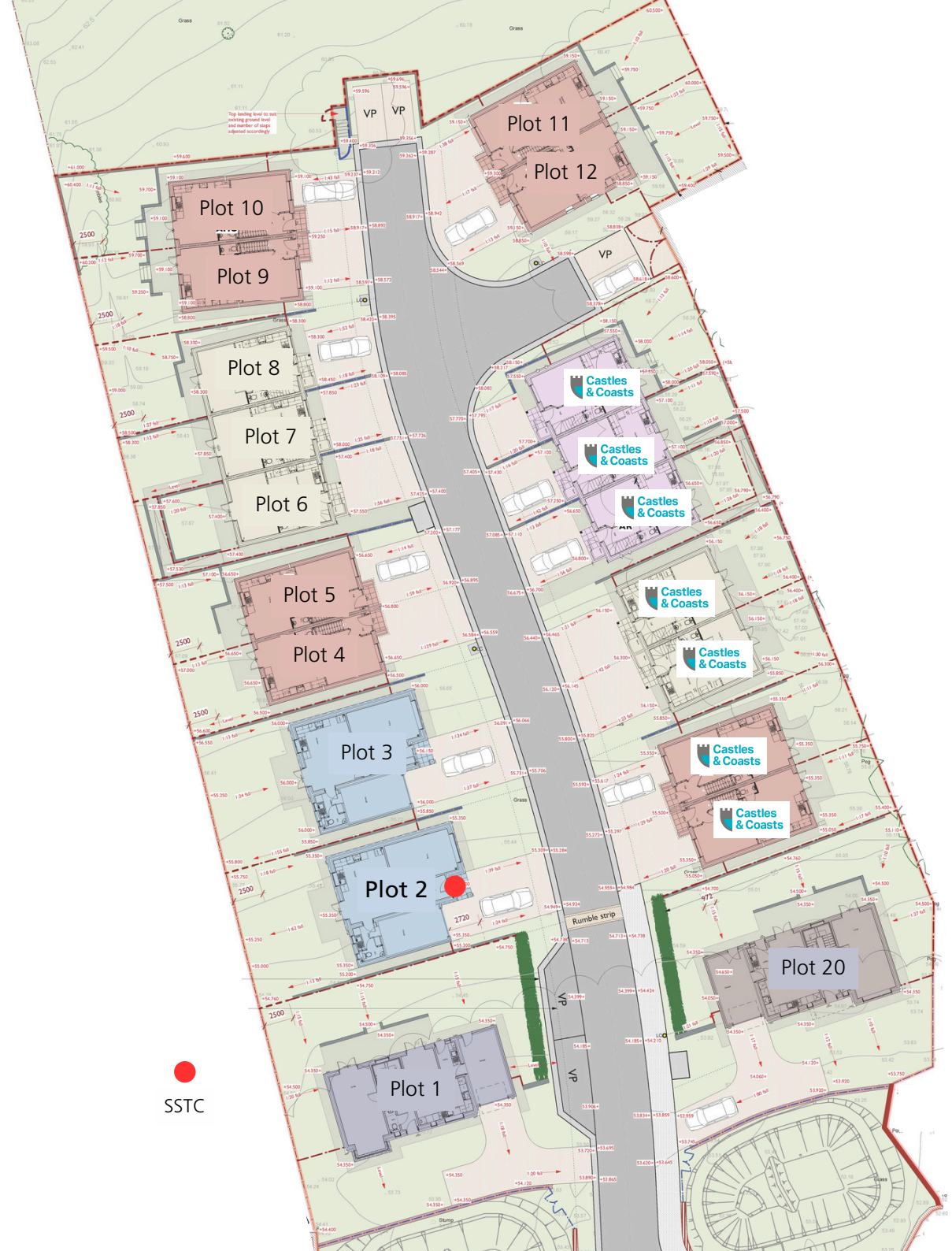
# Sitemap

## House Types & Ownership Schemes

4-Bed Detached	4-Bed Detached
Open Market	Open Market
Coming Soon	Available Now!
3-Bed Detached	3-Bed Semi-Detached
Open Market	Shared Ownership
Available Now!	Available Now!
2-Bed Terrace	3-Bed Semi-Detached
Rent to Buy	Rent to Buy
Coming Soon	Coming Soon

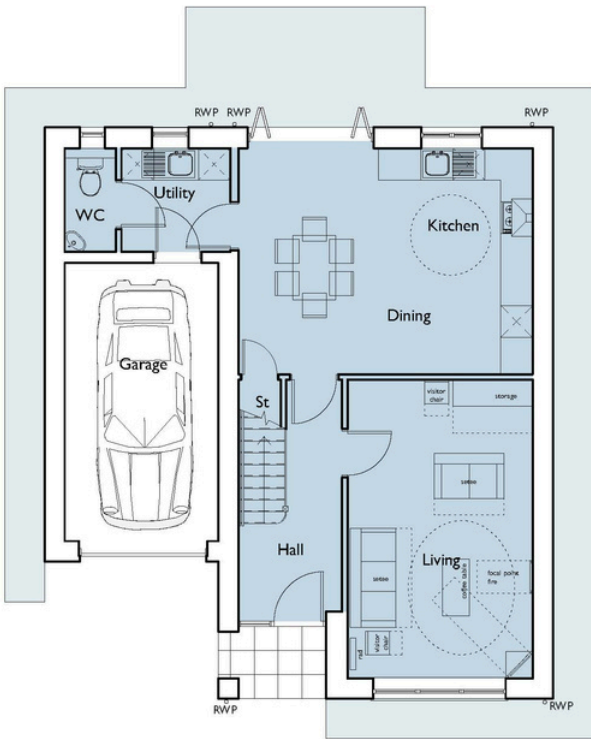


Contact Castles & Coasts



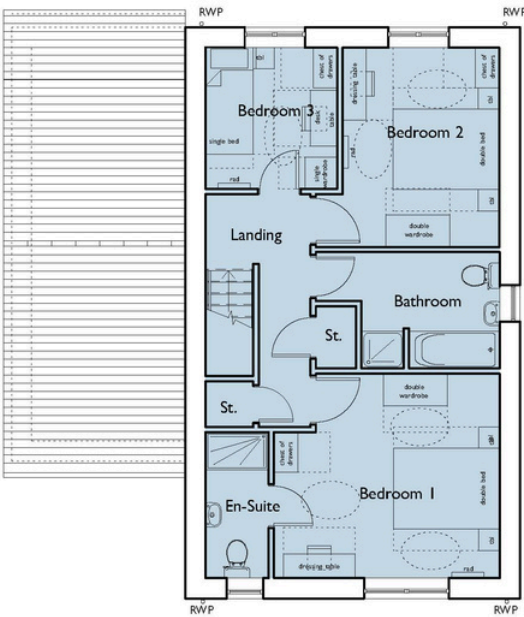
# Floorplan

Floor Area  
1205.56 ft<sup>2</sup>



Ground Floor

	Dimension (F)	Area (Sq Ft)
Living	11.52 x 17.99	207.10
Kitchen Dining	14.06 x 18.16	255.32
Utility	6.23 x 6.56	41.01
WC	2.79 x 6.56	18.30
Garage	9.8 x 17.29	170.93



First Floor

	Dimension (F)	Area (Sq Ft)
Bedroom 1	12.53 x 13.88	164.80
En Suite	3.94 x 8.94	35.20
Bedroom 2	11.34 x 12.17	123.03
Bedroom 3	8.04 x 8.66	70.50
Bathroom	7.12 x 11.34	69.21





All homes in the Summerscales development are subject to local occupancy criteria.





Kitchen Dining



Bathroom



En Suite



# Specification

## Kitchen

- Howdens Halesworth Pebble wall and floor units with decorative plinths, complemented by Howdens Brass Knobs and handles.
- Lyskam White Quartz worktop and splashback (20mm or 30mm for islands).
- Franke undermount sink with Franke pull-out taps.
- Range of integrated appliances including Neff 5 burner gas hob, Neff stainless steel extractor hood, Neff stainless steel double tower oven, Lamona wine cooler, Lamona integrated dishwasher, Lamona White Integrated Under Counter Freezer and Lamona White Integrated Full Height Larder Fridge.

## Utility

- Space for free-standing washing machine and tumble dryer.
- Integrated appliances can be provided at an additional cost.

## Bathroom, En Suite and WC

- Fitted with a stylish suite from the Ideal i life range with complementary taps.
- Main and en suite bathroom fitted with concealed Bristan mixer showers with white trays and glazed screens and doors.
- Bathroom includes a chrome finish towel ladder.
- WC fitted with chrome toilet holder.
- Bathrooms feature individually styled tiling and high-quality wall boards or wall panels.

## Externally

- Turfed front and rear garden.
- Paved patio area to rear.
- Block paved driveway.
- Single attached garage.
- Approx 112m<sup>2</sup>.
- External lighting to front and rear as standard.
- EV charging point.



## Construction

- Built to the highest standards with traditional brick and slate construction, using sandstone or a mix of sandstone and self-coloured render.
- Timber stud partition walls internally.
- The development is surrounded by closed board fencing and accessed via a sandstone-walled entrance.

## Decoration and Finish

- Oak internal doors with matte straight handles.
- Contemporary white architraves and skirting.
- Plaster-finished walls with white emulsion paint.
- Smooth-set ceilings in white emulsion.
- Oak staircase handrails with white balustrades.
- Flooring is available at an additional cost. Please contact Grisdales to explore the available ranges.

## Electrical Installation

- Comprehensive electrical system including energy-efficient LED downlighters in the main living rooms, kitchen and bathrooms.
- Wi-fi booster.

## Central Heating

- Highly efficient gas central heating system with combi boiler and hot water storage cylinder.

## Windows and Doors

- uPVC or powder-coated aluminium double-glazed windows are fitted throughout. External colour is dark grey.
- uPVC or composite external doors in dark grey.
- uPVC or powder-coated aluminium patio doors in dark grey.
- Up and over garage door in stainless steel.

## Energy Performance

- Minimum predicted energy performance rating of A (92), and an environmental impact rating of B (87).
- Each home is equipped with solar panels (PV), which capture the sun's energy and convert it into electricity for use in your home.

## Warranty

- Each home within the Summerscales development is backed by a 12-Year LABC Warranty.



# Viewing Arrangements

To find out more about the Summerscales  
development please contact our New Homes Team.

01946 693931

[newhomes@grisdales.co.uk](mailto:newhomes@grisdales.co.uk)

46/47 King Street,  
Whitehaven



Scan the QR code to  
register your interest.







# SUMMERSCALES

Gosforth, Cumbria



## Notes to Brochure

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