



## 16 Elm Mount, Frizington, CA26 3TN

**£335,000**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\*

This exceptional four bedroom detached house isn't even two years old and is sat beautifully within a highly sought after development, Beckstones, Rheda North Park. Build by a well established developer, Genesis Homes, this property is cleverly designed to allow for the perfect balance of internal and external space.

This well proportioned family home offers modern fixtures and fittings throughout accompanied nicely by two stylish bathrooms, one being an ensuite from the generous Master Bedroom and the handy addition of a downstairs cloakroom - ideal for any family.

We LOVE this home, and we are sure that you will too! To arrange your viewing, call us today on 01946 693931.

## THINGS YOU NEED TO KNOW

The property is Freehold and offers mains gas, electric and water supplies.

## ENTRANCE HALLWAY

Access to:

## RECEPTION ROOM

17'2" x 10'10" max (5.24 x 3.31 max)



Light and airy with front aspect double glazed window and radiator.

## KITCHEN / DINING ROOM

21'0" x 11'7" max (6.41 x 3.55 max)



Beautifully presented family space offering a range of contemporary wall and base units with complimentary work surfaces, inset sink unit, integral oven and grill, induction hob with stainless steel extractor hood, integral fridge and freezer, double glazed window, double glazed patio doors to rear garden, radiator and door to:

## UTILITY

8'1" x 5'5" (2.48 x 1.67)

Wall and base units with complimentary work surfaces, plumbing, uPVC double glazed door to rear garden. Access to the groundfloor Cloakroom with W.C., wash hand basin, radiator and double glazed frosted glass window,

## BACK FROM THE ENTRANCE HALLWAY

Stairs to the first floor landing with doors to access:

## BEDROOM ONE

16'0" x 14'2" max (4.90 x 4.33 max)



Master bedroom, neutrally decorated with ample fitted wardrobes, double glazed window, radiator and door to:

## EN-SUITE



Stylish three piece suite comprising of a double shower cubicle, with fully tiled surrounds, W.C, wash hand basin, ladder style radiator and double glazed frosted glass window.

## BEDROOM TWO

13'5" x 8'7" (4.10 x 2.64)



Neutrally decorated double bedroom with double glazed window, fitted wardrobes and radiator.

### BEDROOM THREE

11'4" x 10'2" max (3.47 x 3.10 max)



Neutrally decorated double bedroom with double glazed window and radiator.

### BEDROOM FOUR

8'8" x 7'10" (2.66 x 2.40)



Neutrally decorated smaller double bedroom with double glazed window, fitted wardrobes and radiator.

### BATHROOM



Well proportioned four piece suite comprising of a double shower cubicle, Bath, W.C, wash hand basin, partly tiled walls, double glazed frosted glass window and radiator.

### EXTERNAL FRONT



Off road parking and integral garage are a great addition to this lovely home, along side front lawned garden, sitting nicely in a great position away from the main road through the site.

### GARAGE

16'6" x 10'10" (5.05 x 3.31)

Integral access from the Entrance Hallway. Benefitting from power and lighting.

## EXTERNAL REAR



Great sized sunny garden which is mainly laid to lawn with the bonus of a patio seating space. There is gates access to the side of this property making the garden fully secure for Children and Pets.

## COUNCIL TAX

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

## DIRECTIONS

From Whitehaven take the B5295 to Cleator Moor, turn left at the New Crown Inn onto the B5294. Entering Frizington turn left onto Beckstones, Rheda North Park. Follow the road around, keeping right and Elm Mount is on the Right Hand Side.

## 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.

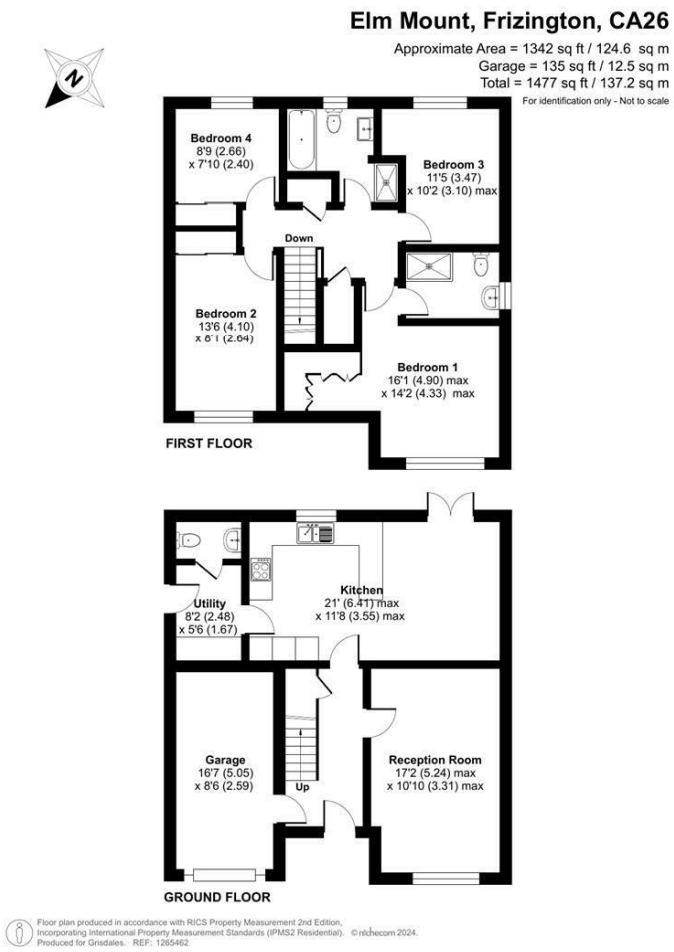
## MORTGAGE ADVICE

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.

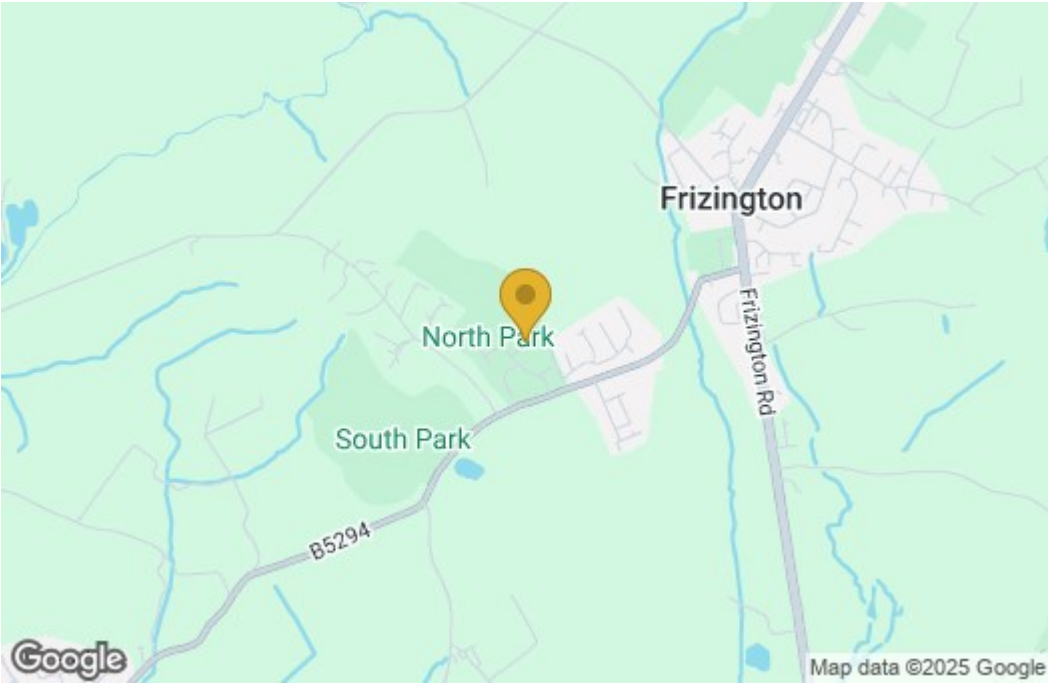
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

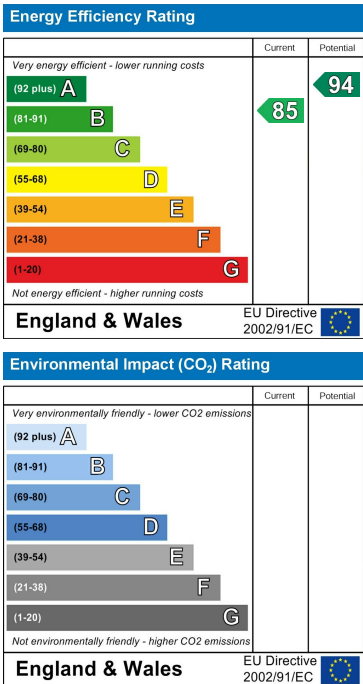
Floor Plan



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.