

New  
Homes



GRISDALES

LAND & NEW HOMES

3 Summerscales  
£340,000



3



2



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SUMMERSCALES

Gosforth, Cumbria

Created By:



**Castles  
& Coasts**



# 3 Summerscales

| Plot | House Type | Terms       | Tenure   |
|------|------------|-------------|----------|
| 3    | Detached   | Open Market | Freehold |

Discover modern elegance within this stunning three-bedroom detached home, one of just two available on the new Summerscales development in Gosforth.

Seamlessly blending contemporary design with rural charm, 3 Summerscales beckons you to embrace the tranquillity of countryside living. Envision hosting intimate gatherings in the spacious living room or relishing alfresco dining in the garden accessed through patio doors from the dining kitchen.

Complete with an en suite, utility room, garage, and garden, this property seamlessly combines practicality with modern aesthetics, making it the perfect forever home for your family. Plus, equipped with solar panels, it offers both environmental sustainability and reduced energy costs, ensuring a harmonious blend of comfort and efficiency.

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# Sitemap

## House Types & Ownership Schemes

4-Bed Detached  
Open Market

4-Bed Detached  
Open Market

3-Bed Detached  
Open Market

3-Bed Semi-Detached  
Shared Ownership

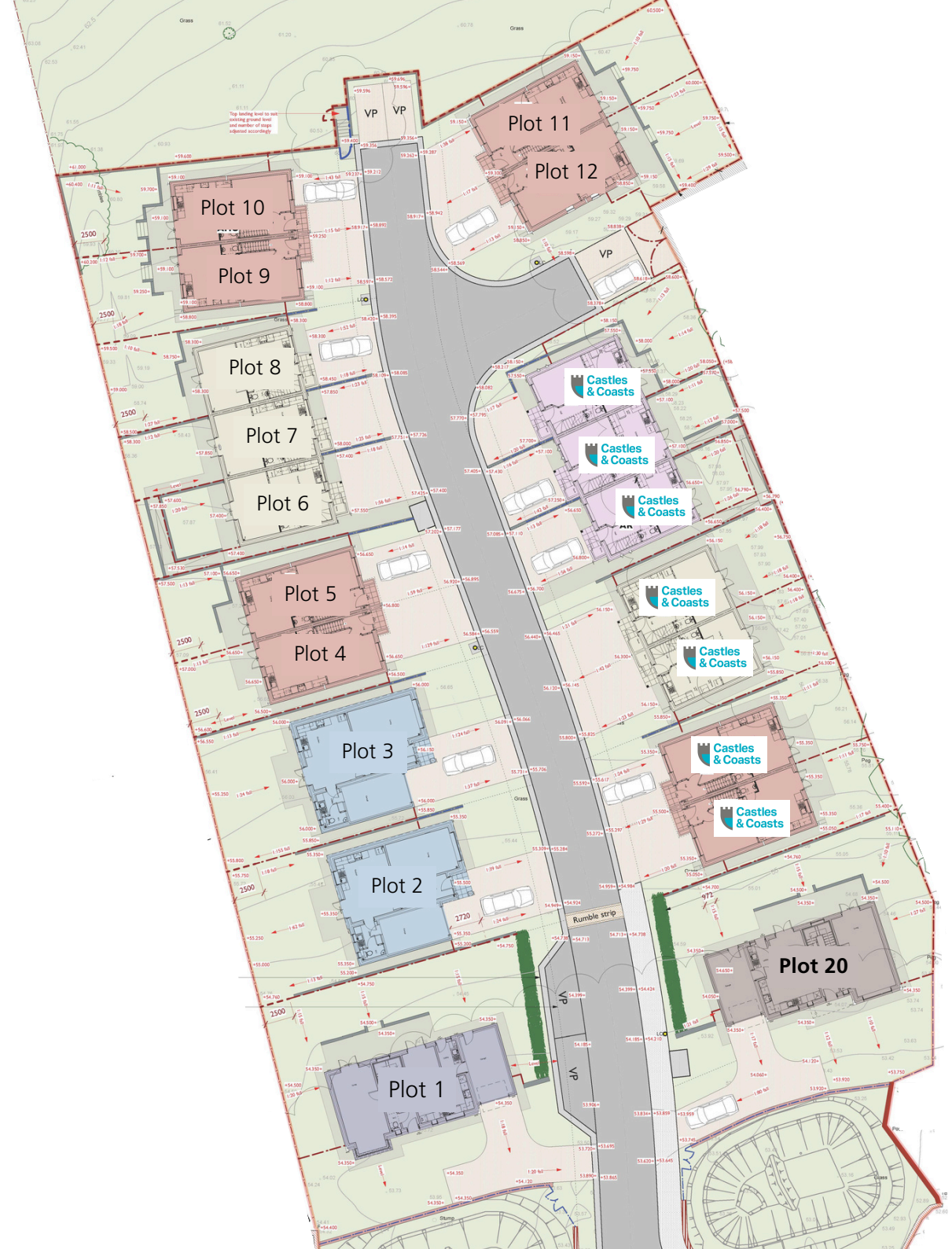
2-Bed Terrace  
Rent to Buy

3-Bed Semi-Detached  
Rent to Buy



Contact Castles & Coasts

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



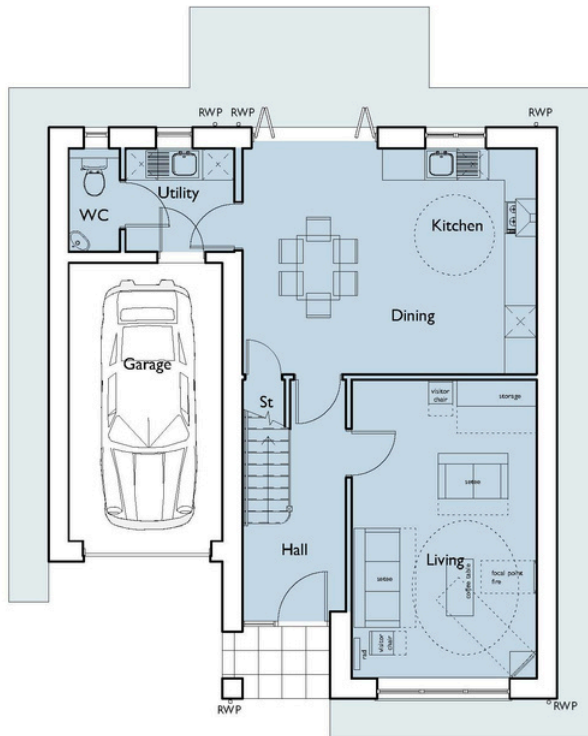






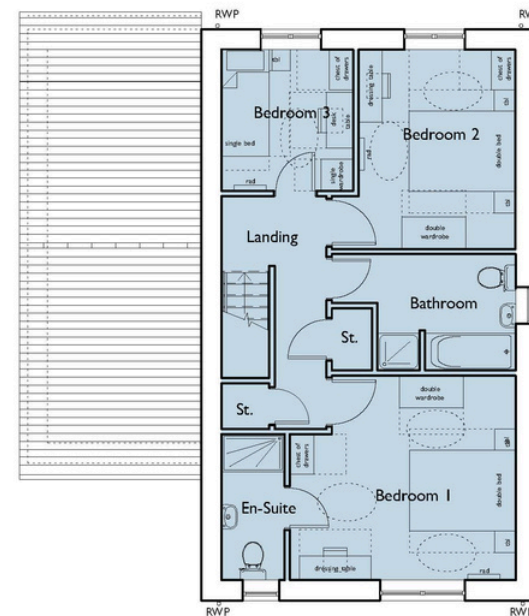
# Floorplan

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



## Ground Floor

|                | Dimension (Ft) | 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 (Ft) | 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        |

Room dimensions are taken from the construction drawings at their widest points, and all areas are shown as gross internal floor space. Minor variations may occur on site.





Kitchen Dining



Kitchen Dining



Living Room



Bathroom



# 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.

## 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 'Calacatta Marble' style Multipanel wall panels.

## Externally

- Turfed front and rear garden.
- Paved patio area to rear.
- Block paved driveway.
- Single attached garage.
- Rear garden approx 108m<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 painted in 'Polished Pebble'.
- 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 gas boiler and hot water storage cylinder.

## Windows and Doors

- uPVC double-glazed windows are fitted throughout. External colour is dark grey.
- Composite external doors in dark grey.
- uPVC 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) that generate electricity for use in your home, with the iBoost feature to assist in heating water.

## 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 and check your eligibility, 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  
find out more.







# SUMMERSCALES

Gosforth, Cumbria



## Notes to Brochure

All information, measurements, and specifications are based on design plans provided by Castles and Coasts and may be subject to change during the construction process. Photographs and graphics in this sales brochure may include computer-generated images and are intended to be used for illustrative purposes only. We are not authorised to make or provide any representations or warranties regarding the property, whether on our own behalf or on behalf of our client. We accept no responsibility for any statements included in these particulars, and this brochure does not constitute a contract, part of a contract, or a warranty.