



## 13 Rheda Close, Frizington, CA26 3TB

**£335,000**

This exceptionally modernised, detached four-bedroom bungalow occupies a prime position within a highly regarded and consistently popular residential estate. From the outset, the property exudes understated elegance, with thoughtfully maintained gardens to the front and side that provide both visual appeal giving the home a confident yet inviting presence.

Inside, the accommodation is generous, combining practicality with refined design. Modern finishes have been carefully selected to create a timeless aesthetic that balances comfort with style.

Practical features, such as off-road parking are seamlessly integrated, ensuring convenience alongside aesthetic appeal.

This is a rare opportunity to acquire a detached bungalow that combines meticulous modernisation, intelligent design, and a location that is both desirable and enduring—a home that stands out for its quality, thoughtfulness, and lifestyle potential.



## THINGS YOU NEED TO KNOW

The property benefits from gas central heating, mains electricity, water and drainage.

As of late 2024 everything has been newly replaced which includes: radiators, boiler, windows, kitchen, light fittings, doors (internal and external), full bathroom refurbs, sockets and flooring.

## ENTRANCE



Entrance is via composite front door into:

## HALLWAY

Radiator, laminate flooring, loft hatch (boarded), doors leading to:

## LOUNGE

16'5" x 11'7" (5.02 x 3.55)



Dual aspect double glazed windows, radiator.

## KITCHEN

16'8" x 10'9" (5.09 x 3.29)



Fitted with a range of range of midnight blue wooden wall and base units with complementary work surfaces, integrated washing machine, fridge freezer, electric oven, microwave, radiator, UPVC door leading to rear external.

## SHOWER ROOM



Three-piece suite comprising of walk-in shower (modern thermostatic dual bar) WC and wash basin, UPVC wall tiling, heated stainless steel towel rail, storage cupboard, frosted double glazed window.

## BEDROOM ONE

11'5" x 9'8" (3.50 x 2.96)



Double in size. Front aspect double glazed window. Radiator.

## BATHROOM



Three piece suite comprising of bath with overhead shower (modern thermostatic dual bar), WC and wash basin, heated stainless steel towel rail, storage cupboard, frosted double glazed window.

### BEDROOM TWO

11'5" x 9'1" (3.49 x 2.77)



Double in size, front aspect double glazed window. Radiator.

### BEDROOM THREE

8'6" x 7'4" (2.60 x 2.24)



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

### BEDROOM FOUR/OFFICE

12'2" x 6'8" (3.73 x 2.04)



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

### GARAGE

16'2" x 9'1" (4.93 x 2.78)

Single in size, manual up and over front door, lights and electrics fitted, wall mounted boiler.

### EXTERNAL



Driveway parking for one vehicle. Accompanied by large grassed lawn area to the front and side of the property leading to access 4 bins to the rear.

### DIRECTIONS

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From Whitehaven take the B5295 to Cleator Moor, turn left at the New Crown Inn onto the B5294. Entering Frizington turn left onto Rheda Close, the property is located on the first left hand corner.

### COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band C.

### VIEWINGS

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.

