



Eden Grove, Bolton, Appleby-In-Westmorland, CA16 6FT

- Select Development of 10 Detached New Build Family Homes
- High Specification Finish
- Modern, Open-Plan Dining Kitchen with Bi-Folding Doors
- First-Floor Family Bathroom & Downstairs WC/Cloakroom
- 10 Year Warranty
- Elegant, Spacious & Effortlessly Practical
- Light & Airy Living Room with Front-Aspect Window
- Five Bedrooms with Two En-Suites
- Off-Street Parking for Two Vehicles
- SAP - B

£520,000



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DESCRIPTION

PLOT THREE - Now Released!

Eden Grove is an exclusive development of just ten beautifully designed family homes in the charming village of Bolton, just four miles from Appleby-in-Westmorland. Surrounded by stunning Cumbrian countryside, this peaceful location offers the ideal blend of rural living and everyday convenience, with schools, shops, and transport links all within easy reach.

The Eden is a spacious and versatile five-bedroom family home, set over three thoughtfully planned floors. The ground floor features a welcoming living room and a stylish open-plan dining kitchen with bi-fold doors leading to the garden, along with a convenient adjoining utility room.

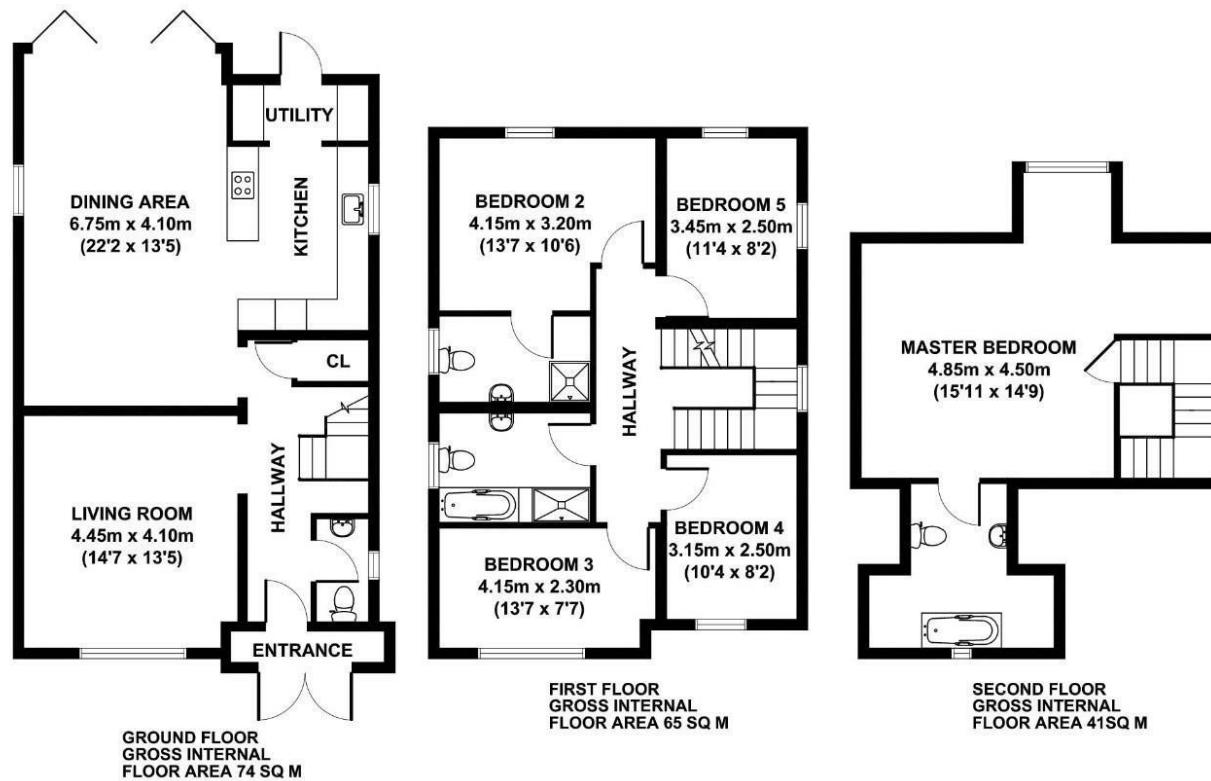
Upstairs, the first floor offers four well-proportioned bedrooms, one with an en-suite, plus a contemporary family bathroom. The top floor is dedicated to a luxurious master suite with a sleek en-suite bathroom. A generous space to relax and unwind.

Built to a high specification and with energy-efficient features and premium finishes throughout, every home at Eden Grove comes with a 10-year warranty, offering peace of mind and long-term value. For a full specification list visit our developer website at - <https://rglproperties.uk>

Please note that the images are computer-generated illustrations and plot variations may occur in external finishes, landscaping, and configuration. All measurements on the floorplans are approximations and should not be used for furniture, kitchen appliance spaces, or flooring sizes.







EDEN GROVE DEVELOPMENT, APPLEBY IN WESTMORLAND

APPROX. GROSS INTERNAL FLOOR AREA 180 SQ M / 1938 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

Viewings

Please contact centralhub@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.