



# GRISDALES

PROPERTY SERVICES



## The Dee Design Harras Moor, Whitehaven, CA28 6SG

**Prices From £395,000**

THE DEE DESIGN by John Swift Homes • Designer-led kitchens, top quality Siemens appliances, Silestone worktops • Limestone natural stone floors • Contemporary bathrooms / wet room en-suites • True fibre broadband • Solar/ photovoltaic • And so much more.....

Helping you find your perfect new home...

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## THE DEE DESIGN

A stunning 2 bedroom bungalow design with a focus on open plan day time living, top quality finishes including leading brand fittings, interior designer decor and beautifully fully landscaped gardens.

Limestone natural stone floors • Underfloor heating from gas combi boiler • Bespoke designed kitchens including top quality Siemens appliances and Silestone worktops • Stylish bathrooms / wet room en-suites including vanity basins, concealed lighting and smoked glass shower screens. • Insulated hardwood front doors creating a statement entrance • Arts & Crafts style joinery and wall panel features • True fibre broadband with Cat6 connections to a central router • Solar/ photovoltaic panels inbuilt to the roof slopes • Fully landscaped gardens and paved driveway

## CURRENT & FUTURE AVAILABILITY

### THE DEE DESIGN

Plot 2 Cantle Grove - Sold

Plot 4 Cantle Grove - Reserved

Plot 2 Lariat Place - £395,000

Plot 5 Lariat Place - Yet to be released

## JOHN SWIFT HOMES

John Swift Homes has built an outstanding reputation for high quality new homes, beautifully crafted to reflect modern day living. The Harras Moor development has been very carefully designed to take advantage of the setting with many plots enjoying sweeping views over Whitehaven and the Irish Sea from the Isle of Man round to the Scottish Galloway coastline.

Entering the accommodation, you are greeted by Arts and Crafts panelling matched to impressive joinery finishes. The hall flows in to the stunning and well proportioned open-plan day time space which will be the real focus of day to day living. With extensive glazing + french doors leading out to the terrace and garden, it is a delightful space to just be yourselves or to entertain family and friends. And when the day is done, a cosy lounge offers a relaxing space in which to chill out.

There are three bedrooms, the master bedroom coming with a very contemporary wet room style en-suite.

Completing the accommodation is a main bathroom which just blows you away with beautifully chosen sanitaryware, tiling and smoked glass shower screens. Externally, this plot comes with a garage, driveway parking and fully landscaped gardens.

Every detail of each home has been designed and crafted to an exceptionally high standard and provides the perfect balance of modern living detailing.

## WHITEHAVEN

The Georgian town of Whitehaven is steeped in history with interesting links back to mining, shipping and the rum trade. But modern day Whitehaven enjoys an attractive regenerated harbour and marina alongside shopping streets and a wide range of interesting cafes, local pubs and restaurants.

On a wider note, the attractions of the Lake District National Park are right on the doorstep including the sought after and well known Ennerdale, Wasdale and Eskdale valleys and surrounding fells.

## VIEWING ARRANGEMENTS

For further information and to view the John Swift Homes development, contact Tim Grisdale on 07850 654005 / timgrisdale@grisdales.co.uk

## AGENTS NOTES

### IMPORTANT NOTE:

Please note that all information and measurements have been taken from the design plans prepared for John Swift Homes Ltd and therefore may be subject to variation within the construction process. Photographs and graphics used are not, and may not, be of this particular plot and may include computer generated images but are representative of John Swift Homes products. The sales 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.

## MORTGAGE ADVICE

Grisdals 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.

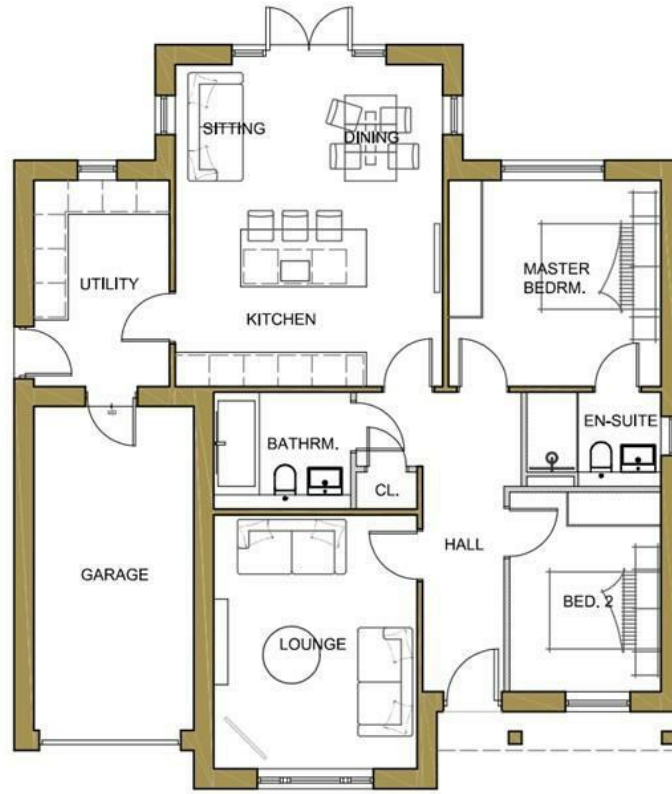
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

## **ESTATE CHARGES**

Maintenance of roads, communal areas and communal landscaped areas is the responsibility of the Maintenance Company. The Company will be owned by the property owners - each will receive 1 share. The Company and its responsibilities will be professionally handled by a firm specialising in new home development management.

## Floor Plan



### FLOOR PLAN

95.98m<sup>2</sup> G.I.A. (1033 sq. ft)  
 24sq garage @ 15.89m<sup>2</sup> G.I.A.  
 (171 sq. ft.)

## Area Map



## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.