



40 Daleview Gardens, Egremont - CA22 2LN

£260,000 Freehold

Attractive three-bedroom detached home on a corner plot with spacious rooms, stylish kitchen, cosy lounge, garden, hot tub, garage, and driveway. Ideal for families and entertaining.







This home has been made for family life, where everyone has their own space, friends and relatives always feel welcome, and every season is enjoyed to the full... Yes, the Hot Tub is included within the Sale!

Occupying an enviable corner plot, this attractive three-bedroom detached home offers the kind of space growing families dream of. With three genuinely generous bedrooms, there will be no arguments over who gets the dreaded box room here. Each bedroom provides comfortable, practical accommodation, giving children room to grow and parents a peaceful retreat at the end of a busy day.

At the heart of the home, the stylish fitted kitchen is perfectly designed for modern family living, whether you're preparing weekday meals, helping with homework at the breakfast table, or hosting friends for a weekend gathering. The well-presented interior continues throughout, complemented by a fresh, crisp white bathroom and the added convenience of a downstairs WC.

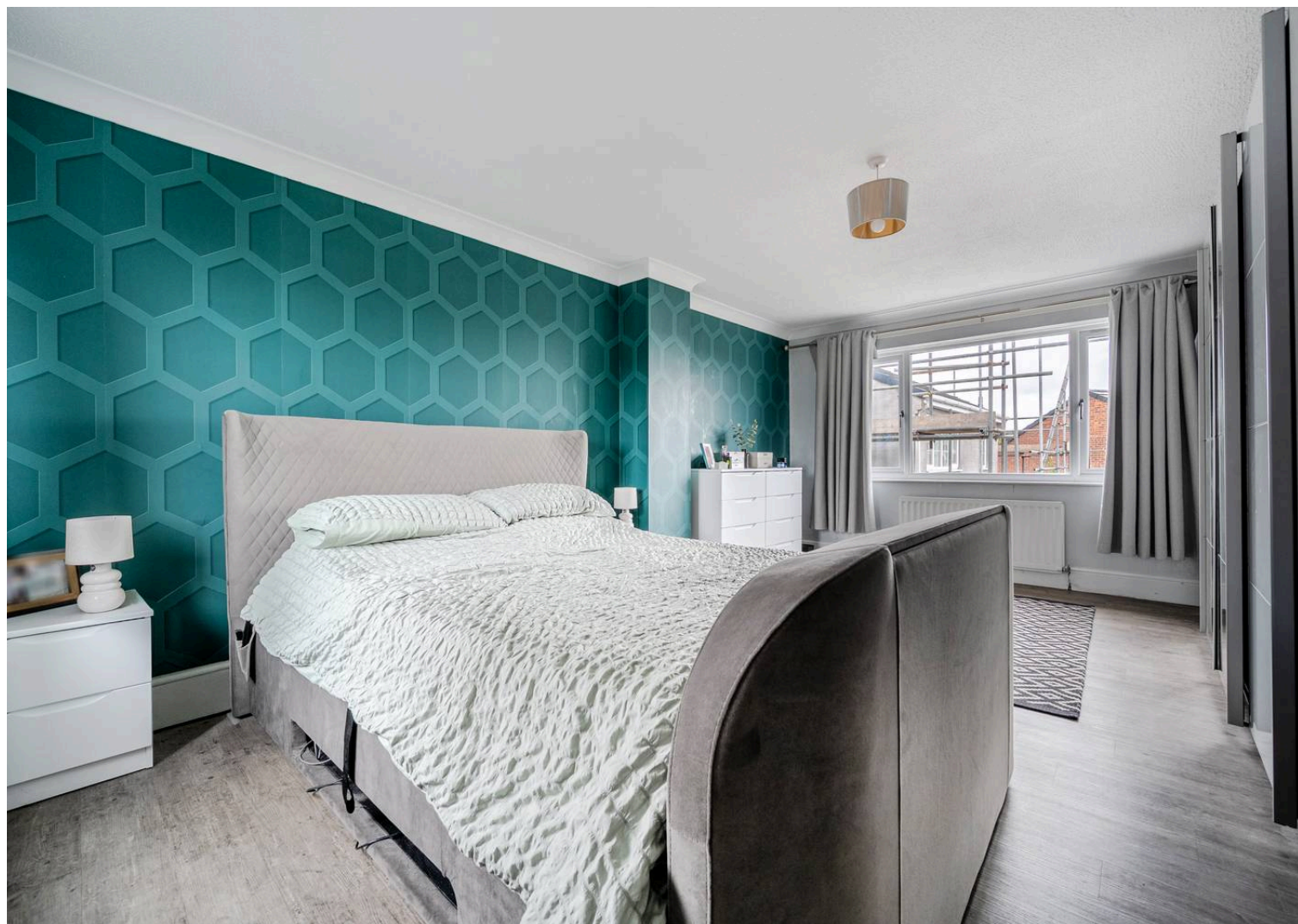
The cosy lounge is a space you'll look forward to coming home to. During the colder months, the gas stove creates a warm and inviting atmosphere, perfect for family film nights and relaxing evenings. When summer arrives, simply throw open the double doors and let the indoors flow effortlessly into the garden, creating the ideal setting for barbecues, children's parties and entertaining family and friends.

Outside, the generous corner plot provides excellent outdoor space to enjoy, while the included hot tub offers the perfect place to unwind after a long day or add a touch of luxury when hosting guests. Off-road driveway parking and a single garage further enhance the practicality of this fantastic family home.

Council Tax band: C

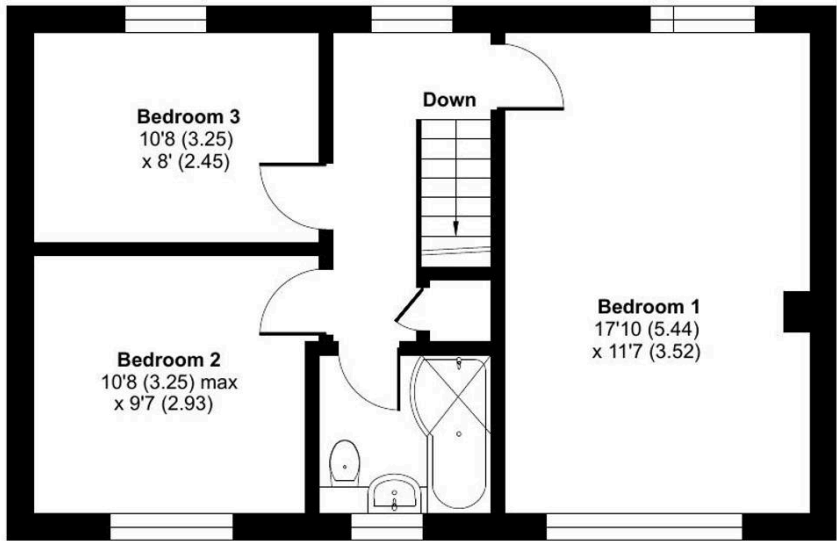
Tenure: Freehold

EPC Energy Efficiency Rating: D



Daleview Gardens, Egremont, CA22

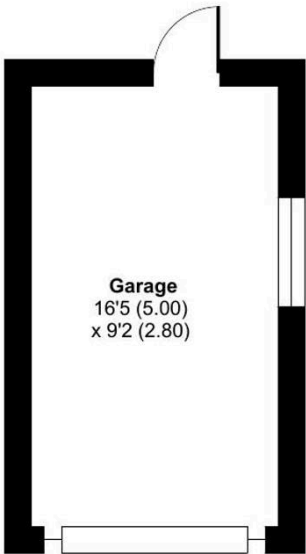
Approximate Area = 1036 sq ft / 96.2 sq m
Garage = 151 sq ft / 14 sq m
Total = 1187 sq ft / 110.2 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Grisdales. REF: 1525318

You can include any text here. The text can be modified upon generating your brochure.

THINGS YOU NEED TO KNOW

The property is Freehold and benefits from mains gas, electric, water and drainage services.

DIRECTIONS

W3W: ///sketching.squirts.roofed

ENTRANCE

Welcoming Entrance hall with stairs to access the first floor landing, generous storage cupboard, access to a handy ground floor W.C and doors providing access to:

LIVING ROOM

17' 11" x 11' 4" (5.46m x 3.46m)

Well presented benefitting from cosy nights in next to the gas stove but boasting double doors to the garden for those glorious summer months.

KITCHEN/DINING ROOM

17' 11" x 10' 8" (5.46m x 3.25m)

Sleek and stylish but with a pop of colour. The kitchen is a bakers delight offering ample room to prep are and cook for the whole family. Contemporary wall and base units offer a modern feel whilst the clean white tiled splashback compliment the fittings nicely - there's even plenty of room for a family dining table.

STAIRS AND FIRST FLOOR LANDING

Providing access to:

BEDROOM ONE

17' 10" x 11' 7" (5.44m x 3.52m)

Envious master bedroom spanning the width of the house - allowing lots of room for bedroom furniture whilst the dual aspect windows emit generous amounts of light to brighten up the space.

BEDROOM TWO

10' 8" x 9' 7" (3.25m x 2.93m)

Neutrally decorated, generous second double bedroom.

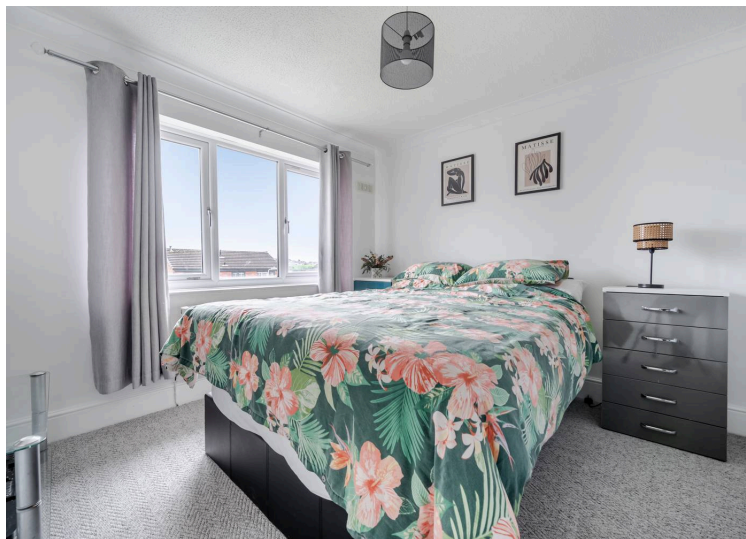
BEDROOM THREE

10' 8" x 8' 0" (3.25m x 2.45m)

Keep everyone happy! unexpectedly great sized third bedroom meaning there are no family feuds over who draws the short straw for the box room.

BATHROOM

Super clean finish with the impressive white three piece suite benefitting from a shower over the bath, WC and wash hand basin - including storage space for all your toiletries.







Grisdales Estate Agents

Grisdales, 46-47 King Street - CA28 7JH

01946693931 • whitehaven@grisdales.co.uk • www.grisdales.co.uk

