



**New Homes**

## High Stile Gardens, Hensingham, Whitehaven, CA28 8YT

**£295,000**

 3  2  1  1127.00 sq ft

Last 3-Bedroom Home Remaining – Ready to Move Into!

Discover this stylish and spacious 3-bedroom detached home, perfect for modern family living. Enjoy an open-plan kitchen and dining area with French doors leading to a private garden, a generous lounge, a master bedroom with en-suite, an attached garage, and landscaped gardens.

Set within High Stile Gardens, an exclusive development surrounded by stunning countryside and coastal views, just a short distance from Whitehaven and the Lake District.

Don't miss your chance – contact us today to arrange a viewing!

- Exclusive Development of Brand New Homes
- Last 3 Bed Detached Home
- Utility Room
- En-Suite Bathroom
- High-Spec Fitted Kitchen with Bosch Integrated Appliances
- Integral Garage
- Paved Driveway and Landscaped Gardens
- Approx 3 Miles from Town Centre

 **GRISDALES**  
LAND & NEW HOMES









## Property Details

### HIGH STILE GARDENS, HENSINGHAM, WHITEHAVEN

High Stile Gardens is an exclusive development of only 23 brand new homes, located just three miles from Whitehaven town centre. While offering easy access to the Lake District National Park and major employment hubs like Sellafield, these homes are designed with modern family living in mind, boasting thoughtful interiors and a convenient location.

This modern three-bedroom, two-bathroom detached home offers approximately 105m<sup>2</sup> / 1127 sq.ft of well-planned living space (excluding the garage), complete with an attached garage and landscaped gardens.

### GROUND FLOOR

#### ENTRANCE HALL

A welcoming space with an oak staircase and glazed oak doors that set the tone for the high-quality finish found throughout the home. Plus a useful cupboard tucked under the stairs provides extra storage for coats, shoes, and household items.

#### LOUNGE

13'9" x 12'0"

A bright and generously sized lounge—ideal for family downtime or entertaining guests.

#### KITCHEN DINER

16'8" x 12'0"

This well-appointed kitchen and dining space is the heart of the home, featuring a high-spec Maryport kitchen with integrated Bosch appliances, and spotlights. French doors open onto the rear patio and garden, seamlessly connecting indoor and outdoor living.

#### UTILITY ROOM

9'2" x 6'7"

A practical space with room for two laundry appliances and additional storage—keeping the kitchen clutter-free.

#### CLOAKROOM

A sleek and convenient downstairs WC with a modern vanity unit—perfect for everyday family use and guests.

### FIRST FLOOR

#### MASTER BEDROOM

12'0" x 11'1"

A generous principal bedroom featuring large

windows and a calm, airy atmosphere. Includes access to a private en-suite shower room.

#### EN-SUITE SHOWER ROOM

A stylish and private en-suite featuring a walk-in shower, modern tiling, and high-quality fittings—offering a sleek and comfortable space to start or end your day.

#### BEDROOM 2

11'1" x 10'9"

A spacious and bright double bedroom—perfect for family members or guests.

#### BEDROOM 3

11'1" x 6'10"

An ideal third bedroom for children, a guest room, or a comfortable home office.

#### FAMILY BATHROOM

A modern and stylish family bathroom fitted with a full suite, including a separate bath and shower. Thoughtfully designed for both functionality and relaxation, with quality finishes throughout.

### EXTERNAL

#### INTEGRAL GARAGE

17'10" x 8'11"

An integral garage with electric door providing secure parking and additional storage space—conveniently accessible from the home.

#### DRIVEWAY PARKING

A private paved driveway offers off-street parking.

#### FRONT & REAR GARDENS

The property benefits from landscaped front and rear gardens, offering kerb appeal and outdoor space to enjoy year-round. The rear garden includes a paved patio—ideal for relaxing or entertaining outdoors. External lighting enhances both ambiance and security.

### SPECIFICATION

Each home at High Stile Gardens has been carefully crafted to blend traditional exteriors with modern, family-friendly interiors. Inside, you'll find:

- High-spec fitted kitchen with Bosch integrated appliances
- Modern bathrooms with sleek, quality fittings
- Light oak internal doors throughout
- Understairs and upstairs storage solutions



- Gas-fired central heating with energy-efficient combi boiler
- Integrated security alarm system for added peace of mind
- Paved driveway for at least two vehicles
- Landscaped front and rear gardens with patio and external lighting

Service Charge: £200 per annum - Only chargeable once the development is complete.

### **STRUCTURAL DEFECTS INSURANCE**

The property is covered by a Residential Property Structural Defects Insurance policy arranged by ICW Insurance Services Ltd

### **VIEWING ARRANGEMENTS**

To view this property and the development as a whole, contact our Whitehaven Office on 01946 693931 or Scott Freeman-Wooding 07377 226 428

### **NOTES TO BROCHURE**

Please note that all information has been taken from the design plans and therefore may be subject to variation within the construction process. Photographs and graphics used in the sales brochure include computer generated images. Interior photographs are not necessarily of this plot but are representative of this design.

Purchasers should check the precise design, specification fixtures and fittings, on site and with the agents.

Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, any 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 GRIDDALES**

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 Griddales, 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.

### **SURVEYS & 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. Griddales 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**

Griddales 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 Griddales 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.

Floorplan



Location



### Contact Us

To view this property and the development as a whole, contact our Whitehaven Office on 01946 693931 or:

**Scott Freeman-Wooding**  
Land and New Homes Manager

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