



GRISDALES

PROPERTY SERVICES



2 Clementson Way, Whitehaven, CA28 9BP

£320,000

Immaculate 4-Bedroom Family Home located on the award winning Edgehill Park development

Tastefully decorated throughout and like new, this stylish home offers stunning countryside views and spacious living throughout. The standout family open-plan kitchen is light and airy boasting French doors to the rear garden —perfect for entertaining. There's also a utility room, handy downstairs WC, great sized lounge, and integral garage. All four bedrooms are doubles, one with en-suites and a luxurious four piece family bathroom.

Externally this lovely home is secure for those with families or pets, with a great size, easy to maintain rear garden with additional patio, perfect for unwinding during those glorious summer months! To arrange a viewing, call us today on 01946 693931.

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

The property is freehold and offers mains gas, electric water and drainage supplies.

ENTRANCE HALL

A spacious entrance hall with large storage cupboard, handy for shoes and coats, stairs to the first floor landing and doors to:

LOUNGE

15 x 11'7 (4.57m x 3.53m)



Beautifully decorated, light and airy, with front aspect double glazed window and radiator.

KITCHEN/DINING ROOM



KITCHEN AREA

12 x 11'10 (3.66m x 3.61m)



The kitchen comprises of a range of contemporary wall and base units with complementary quartz work surfaces and white tile surrounds. Upgraded sink unit. Integral electric oven with hob and stainless steel extractor hood over. Integral fridge freezer. Integral dishwasher. Rear aspect double glazed window. Door to utility room.

DINING AREA

12'7 x 10 (3.84m x 3.05m)



Double glazed patio doors to rear garden and radiator.

UTILITY ROOM



Base units with complementary work surfaces, sink unit, integral washer / dryer, radiator, uPVC double glazed door rear access and door:

GROUND FLOOR WC



With WC, wash hand basin, majority tiled walls and double glazed frosted glass window.

STAIRS AND FIRST FLOOR LANDING

The stairs are accessed from the entrance hall. The landing gives access to:

MASTER BEDROOM

15 x 11'3 (4.57m x 3.43m)



A large double bedroom, beautifully decorated, with front aspect double glazed window, built-in wardrobes, radiator and door to:

EN-SUITE SHOWER ROOM



White 3-piece suite comprising of a double shower cubicle,

WC, and wash hand basin. an LED mirror, ladder style radiator, fully tiled walls and flooring, and double glazed frosted glass window.

BEDROOM TWO

14 x 9'1 (4.27m x 2.77m)



Double bedroom with front aspect double glazed window and radiator.

BEDROOM THREE

13 x 9'1 (3.96m x 2.77m)



Double bedroom with rear aspect double glazed window and radiator.

BEDROOM FOUR

10 x 7'7 (3.05m x 2.31m)



A large single /small double bedroom with rear aspect double glazed window and radiator.

FAMILY BATHROOM

10 x 7'4 (3.05m x 2.24m)



4-piece suite comprising of a double shower cubicle, bath, WC, wash hand basin, an LED mirror with Bluetooth speaker and shaving point. Fully tiled walls and flooring, radiator and double glazed frosted glass window.

EXTERNAL FRONT



With views to the pond and the fells; small lawned garden; off road parking for two vehicles and access to:

GARAGE

17 x 8'1 (5.18m x 2.46m)



EXTERNAL REAR



A great size secure garden with sunny patio. The garden is mainly laid to lawn and benefits from external electric sockets.

DIRECTIONS

Head west on Irish St/B5345 towards Howgill St, Turn left onto New Town/B5345, continue to follow B5345 for 0.2 mi. At the roundabout, take the 2nd exit onto Preston St/B5345. Continue to follow B5345, then take a slight left onto Meadow View/B5345. Turn right onto Wilson Pit Rd and you will see the Edgehill Park Development on the right. Follow Clarendon Drive, baring right, taking the first left hand turn onto Clementson Way. The property can be located on the left hand side.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band D.

VIEWING ARRANGEMENTS

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

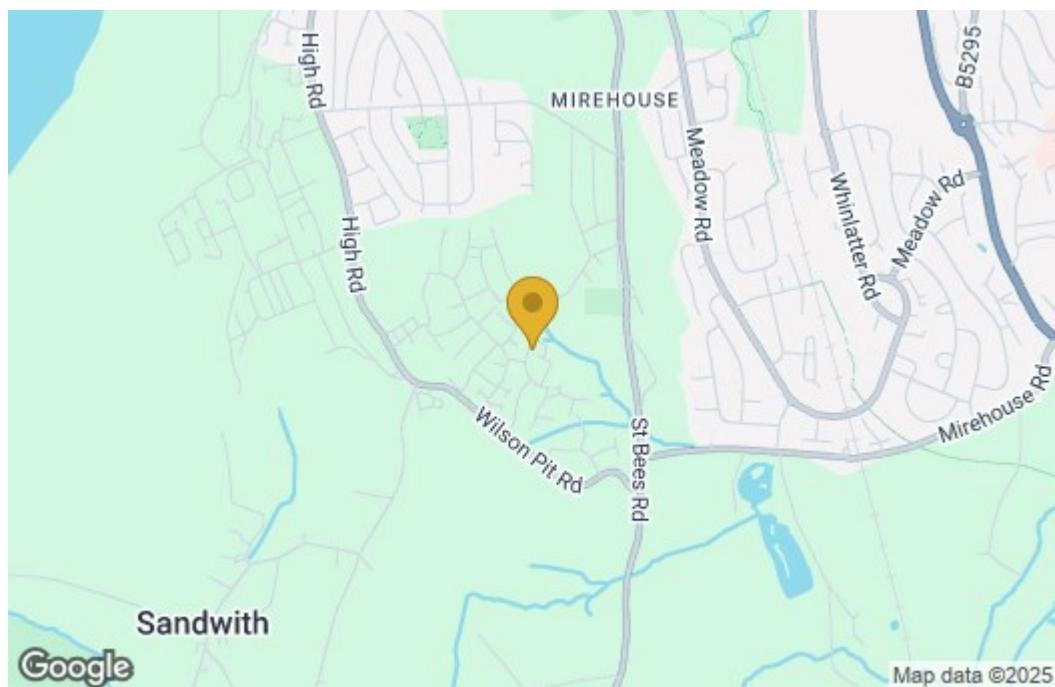
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

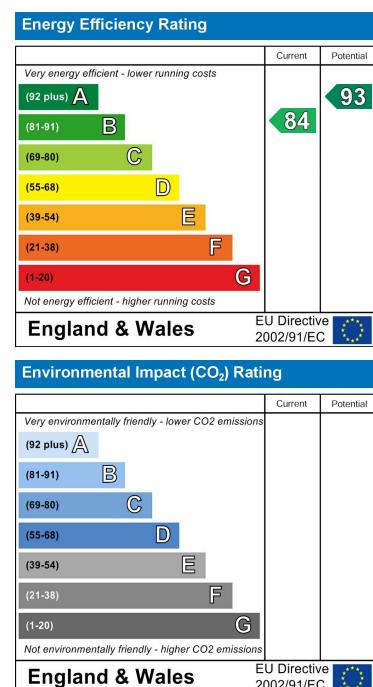
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.