



## 2 Rheda Close, Frizington, CA26 3TB

**£340,000**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\*

This extremely spacious home has the the perfect outlook, with open countryside and fell views to the rear and side you will be inspired to explore this beautiful part of the Western lake district.

The flexible accommodation has been well cared for and you will be amazed at how much space there is for your family including two kitchens, three bathrooms, three reception rooms, four bedrooms... the list goes on. If that's not enough, the property benefits from off road driveway parking, double garage and gorgeous gardens to the side and rear. Homes of this size don't come up very often so don't delay, call us today on 01946 693931 to arrange a look around.



## THINGS YOU NEED TO KNOW

The property benefits from gas central heating, mains water, mains drainage and double glazing throughout.

### ENTRANCE

Via uPVC double glazed door into:

### LARGE HALLWAY

With doors leading to:

### DOWNSTAIRS WC

Two piece suite comprising of WC and sink, tiling to the floor and walls, frosted double glazed window.

### DINING ROOM

12'11" x 12'2" (3.96 x 3.73)



Radiator, open fireplace, patio doors leading to rear external. Door leading to:

### OFFICE

12'4" x 8'0" (3.78 x 2.46)

### KITCHEN/BREAKFAST ROOM

21'3" x 15'10" (6.48 x 4.83)



Range of wooden wall and base units with complementary worksurfaces, cream sink unit, blue wall tiles, freestanding double oven with overhead extractor hood.

### UTILITY ROOM

9'10" x 6'3" (3.02 x 1.93)



Plumbing for washing machine, wall mounted Logic boiler (12 months old), stairs to first floor.

### SITTING ROOM

19'10" x 14'4" (6.05 x 4.39)



Large front aspect bay window, radiator, door leading to:

## FAMILY ROOM

14'4" into bay x 13'8" (4.39 into bay x 4.17)



Radiator, door leading to:

## KITCHEN / DINER

13'5" x 9'3" (4.09 x 2.82)



Range of wooden wall and base units with complementary work surfaces, laminate, wall tiling, plumbing connected.

## DOWNSTAIRS BATHROOM



Modern three piece suite comprising of WC, sink, double walk in shower, white and grey wall tiling,

## FIRST FLOOR LANDING

Large landing with storage cupboard, front aspect double glazed window, loft hatch (part boarded).

## BEDROOM ONE

20'8" x 17'7" (6.30 x 5.36)



Front aspect double glazed window, radiator, large double in size, built-in wardrobes. Door leading to:



### EN SUITE



Three piece suite comprising of walk-in shower, WC and sink, two frosted double glazed windows, radiator, wall tiling.

### BEDROOM TWO

18'9" x 12'7" (5.72 x 3.86)



Front aspect double glazed window, radiator, large double in size. Archway leading to storage area.

### BEDROOM THREE

16'2" x 16'0" (4.95 x 4.90)



Rear aspect double glazed window with field and fell views, radiator, large double in size.

### BEDROOM FOUR

16'2" x 12'4" (4.95 x 3.78)



Rear aspect double glazed window, radiator, double in size.

### BATHROOM



Three piece suite comprising of WC, sink and bath with overhead shower. built in storage cupboard. Rear aspect frosted double glazed window.

### FRONT EXTERNAL



Driveway parking for three cars.

### DOUBLE GARAGE

Double in size, up and over door, lights and electrics fitted.

### REAR EXTERNAL



Wrap around patio area with stone patio circle accompanied by grassed lawn. Conifer trees surrounding for privacy.

### DIRECTIONS

From Whitehaven take the B5295 to Cleator Moor, turn left at the New Crown Inn onto the B5294. Entering Frizington turn left onto Rheda Close.

### COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) that this property is placed in Tax Band F.

### 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 are proud to partner with The Right Advice Cumbria (Gary Pollard), a team of local expert advisers with years of experience in the financial services industry. Whether you are purchasing your first home, moving to a new home, re-mortgaging, or investing in property, our dedicated team is here to guide you to the perfect solution tailored to your needs.

By working with us, you will benefit from access to multiple lenders, competitive rates, and a dedicated service aimed at saving you time, effort, and money. 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. You may be charged a fee for mortgage advice. The precise amount will depend on your circumstances, but we estimate it will be £495.

