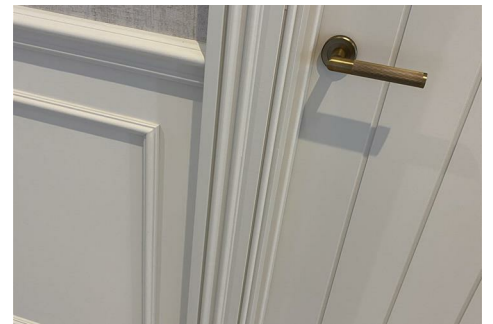




GRISDALES

PROPERTY SERVICES



Plot 4 Cattle Grove Harras Moor, Whitehaven, CA28 6SG

£395,000

Plot 4 Cattle Grove – a beautifully designed 2 bedroom detached bungalow with a stunning day time living / kitchen, Arts & Crafts joinery and features and stylish en-suite and bathroom.

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.

The hall includes feature panelling and limestone floor finishes. The focus of day to day living is the spacious open-plan day time space with a fully fitted kitchen, top brand integrated appliances and french doors out to the rear terrace and garden. This delightful living area, which includes space for sitting / dining and kitchen is perfect 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.

Helping you find your perfect new home...

| T: 07703260076 | E: newhomeswhl@grisdales.co.uk

www.grisdales.co.uk

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.

CANTLE GROVE, HARRAS MOOR, WHITEHAVEN

Cattle Grove is beautifully landscaped and has been designed to complement the surrounding natural beauty.

An abundance of greenery, natural materials and landscaping are present throughout the development.

Every aspect of each one of these beautiful new homes has been carefully considered and they have been designed to blend harmoniously with the local environment.

SPECIFICATION

- 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 to your new home
- Arts & Crafts style joinery and wall panel features
- True fibre broadband with Cat6 connections to a central router point
- Solar/ photovoltaic panels inbuilt to the roof slopes

And we are proud to announce that the specification all adds up to a Predicted EPC 'A' Rating

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

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 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

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.

ESTATE CHARGES

Maintenance of 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 it's responsibilities will be professionally handled by a firm specialising in new home development management.

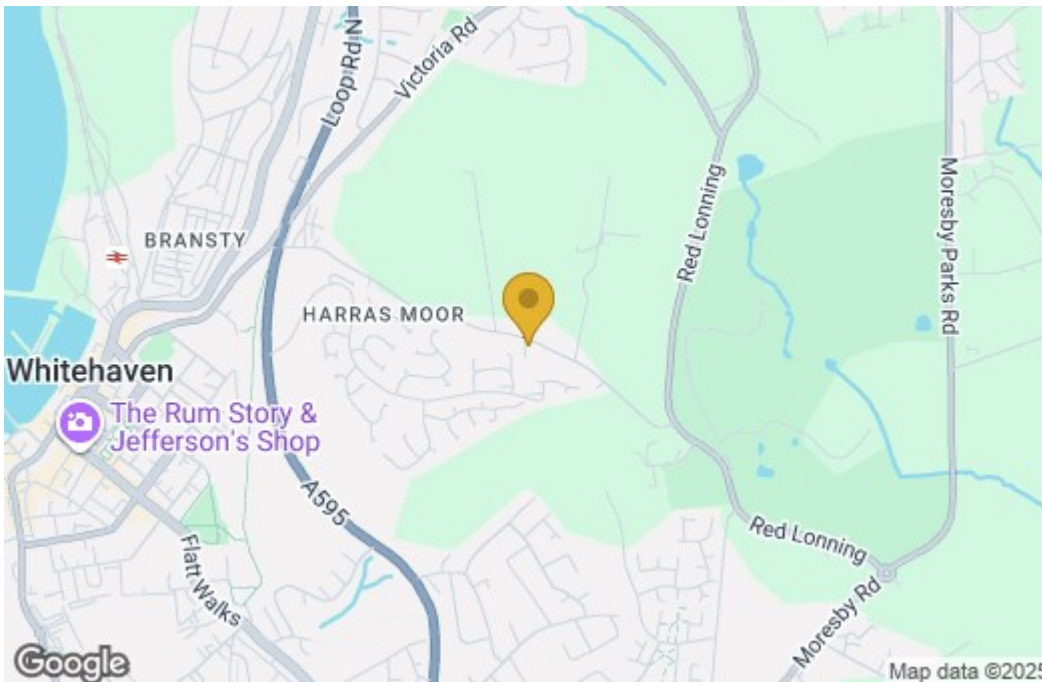
Floor Plan



FLOOR PLAN

95.98m² G.I.A. (1933 sq. ft)
 24sq garage @ 15.89m² G.I.A.
 (177 sq. ft.)

Area Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.