



# GRISDALES

PROPERTY SERVICES



## Plot 75 Strawberry Meadows, Wigton, CA7 9EU

**£297,500**

EXCITING NEW DEVELOPMENT - JUST RELEASED

Plot 75 - The Burdock

A very practical and stylish gable fronted design offering a truly spacious daytime living kitchen, off which there is a useful utility and internal access in to the garage. Complementing this is a well proportioned lounge, it offers an attractive and great space for growing families. A fitted cloakroom completes the ground floor.

Upstairs, 3 bedrooms, the master bedroom boasting an en-suite and outside, an attached garage and landscaped gardens.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## The Burdock

### STUNNING HOMES....INSIDE & OUT

Whether getting ready for work, chilling out in the evening or having a busy weekend with friends and family, these desirable new homes make for really comfortable living. Interiors are carefully designed with an emphasis on open plan daytime living spaces with french doors to terraces and gardens, blending inside and outside seamlessly. Kitchens come complete with high-end integrated appliances, stylish bathrooms are fitted with Ideal Standard suites, finished with Porcelanosa tiles, all against a neutral colour décor palette. At the forefront of design and sustainability, our homes include energy efficient heating and ventilation, double glazed windows and high levels of cavity and loft insulation, keeping your home warm and cosy, whilst helping you save energy and money. All new homes come with a high energy performance (EPC) rating.

\* with the exception of the Affordable / LCHO homes

### WASHINGTON HOMES

Washington Homes is part of the Thomas Armstrong Group, a major company completing schemes throughout the north of England and southern Scotland. Using this extensive experience of the industry, Washington Homes has completed a number of residential developments in West Cumbria taking great care to ensure they complement the surroundings and enhance the environment. Continuous evolution of design, trends and styles enables us to bring you homes that really do meet the needs of modern day living. We are proud to announce Chapel Meadows, Bothel, the latest development, right here in our home area.

### A CLEANER GREENER LIFESTYLE

At the forefront of design and sustainability, our homes are more efficient, greener and cleaner than ever. Everything is designed to keep you warm, cosy and efficient in your new home, whilst helping you save energy, money and the environment.

Our solar PV panels including the inverter, are fitted to all our brand new homes at Strawberry Meadows, help you to reduce your carbon footprint.

Our timber frames are produced to an exacting standard using timber sourced from purpose grown, managed forests, to a code of practice that requires replanting. It is a totally renewable resource and the homes have a lower embodied carbon footprint than a masonry built equivalent. Our Worcester Bosch boilers are 'A' rated and are compliant with the Domestic Heating Compliance Guide including time and temperature zone control, delayed start stat and weather compensation control.

- Kitchen appliances are all 'A' rated
- Toilets are dual flush to save water
- Downlighters and room lighting are 'A' rated energy efficient LED, tailored to your home
- External lighting includes PIR sensors

### WELCOME TO STRAWBERRY MEADOWS

Strawberry Meadows features 77 sought-after new homes, setting a striking approach to design and aspirational living. This new housing development consists of 3 and 4 bedroom detached houses, 3 bedroom semi detached houses and 2 and 3 bedroom bungalows.

Thoughtful layouts reflect modern day lifestyles with open plan daytime living spaces and the latest in kitchen and bathroom designs, complemented by attractively finished exteriors with paved driveways, landscaped gardens and external lighting.

Homes of exceptional style and character, superbly finished to a truly stunning specification

### WIGTON - OUT & ABOUT

Tall Georgian houses lining its streets, an attractive memorial fountain gracing the old market place and an elegant Georgian church are all part of the history of Wigton, an attractive traditional Cumbrian market town. The town is well placed for easy access to Carlisle just 12 miles to the north, Cockermouth approximately 15 miles to the south, and the major employment centres of West Cumbria including Workington, Whitehaven and companies linked to the Sellafield nuclear industry. On a wider note, Wigton is within easy reach of the quiet north western side of the Lake District National Park including Caldbeck and the 'Back 'o' Skiddaw' area, loved by those who appreciate the quieter reaches of this beautiful area. And just to the west lie delightful coastal areas along the Solway Estuary, much of it designated an Area of Outstanding Natural Beauty.

Wigton is home to a wide variety of local shops, supermarkets, cafés, restaurants and bars, many within the narrow lanes and alleys which are such a prominent feature of the town.

### SPECIFICATION

Our superb specification adds to each and every room, combining contemporary trends and practical living.

- Inbuilt solar PVs with inverter
- 'A' rated energy efficient heating
- Light oak finished doors
- Recessed downlighters to kitchens, bathrooms & en-suites

- Designer kitchens with leading brand appliances
- Stylish Ideal Standard bathrooms and en-suites
- Porcelanosa ceramic tile finishes
- Turfed front & rear garden + feature planting
- Feather edge close boarded rear fences
- External lighting front and rear
- Paved driveway
- 10 year LABC warranty

## NOTES TO BROCHURE

Please note that the illustrations and images shown within this brochure are a mix of artist and computer generated images together with photographs of our showhouses and completed plots from this and other developments. They do not necessarily relate to this plot or design but are representative of the Washington Homes product. This brochure does not constitute or form any part of a contract of sale. Any measurements stated, or floorplans shown, are for general guidance and may be subject to variation within the build process. They are not intended to be used as guidance for carpet sizes, appliances, spaces or items of furniture. Kitchen and sanitary ware styles and provisions are indicative. You should check the precise specification, dimensions, fittings and internal and external finishes on site and with our Sales Advisor

## VIEWING ARRANGEMENTS

The Showhome at Strawberry Meadows Wigton is open 10.30am to 4.30pm Monday, Thursday and Saturday. For further information, call Rebekah on 07703 260076.

## ENTRANCE HALL

### LOUNGE

17'8 x 11'2 (5.38m x 3.40m)

### OPEN PLAN LIVING KITCHEN

17'10 x 11'11 (5.44m x 3.63m)

### FITTED CLOAKROOM/WC

6'6 x 3'6 (1.98m x 1.07m)

### UTILITY

6'6 x 6'1 (1.98m x 1.85m)

### BEDROOM 1

11'2 x 10'3 (3.40m x 3.12m)

### ENSUITE

6'3 x 5'2 (1.91m x 1.57m)

### BEDROOM 2

11'11 x 8'11 (3.63m x 2.72m)

### BEDROOM 3

8'5 x 8'3 (2.57m x 2.51m)

### BATHROOM

7'1 x 5'7 (2.16m x 1.70m)

## GARAGE

18 x 10'4 (5.49m x 3.15m)

## NEW BUILD WARRANTY

Each home comes with a 10 year LABC 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.

## 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.

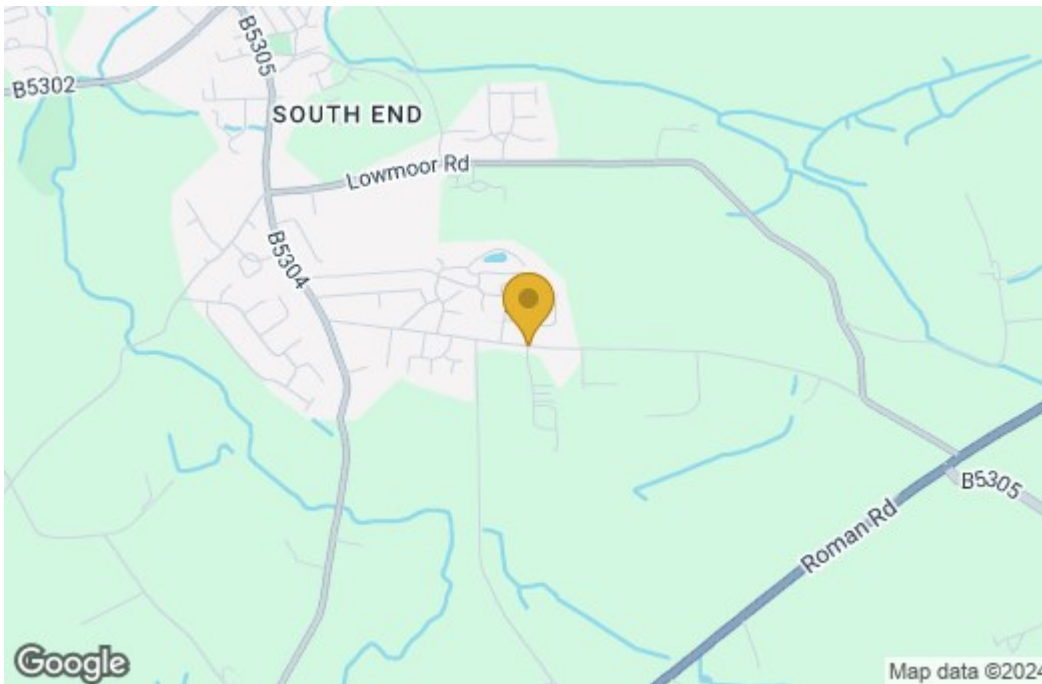
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

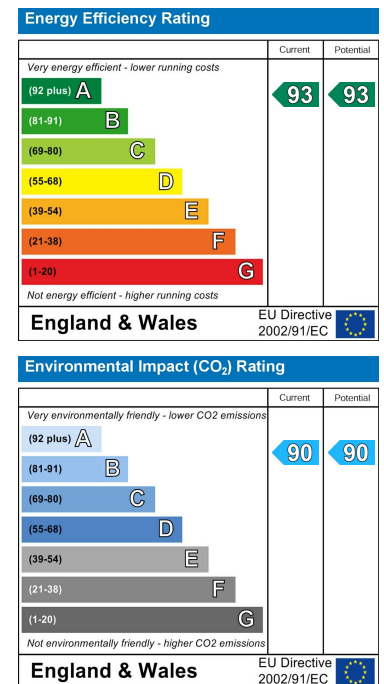
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.