



New Homes

## Foxhollow Close, Calluna Grange, Broughton Moor, Maryport, CA15 7RP

£209,995



LAST HOME REMAINING!

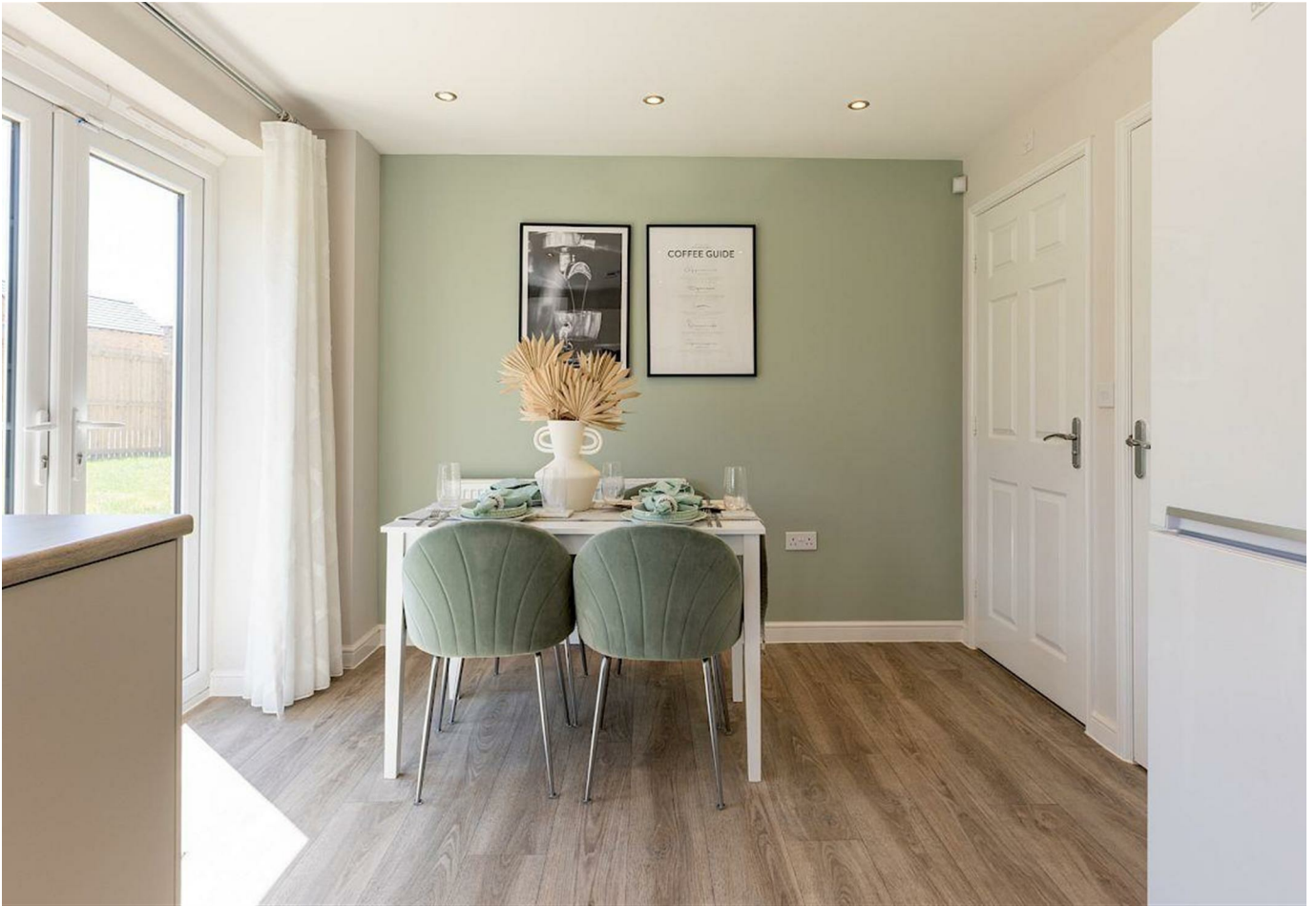
Tailor-made savings, just for you, worth up to £10,500.  
T&Cs apply.

Situated within the beautiful village of Broughton Moor, Calluna Grange is an exciting development of 66 stunning 2, 3 and 4 bedroom homes. Nestled between the Irish Sea and the Lake District National Park, this development provides picturesque views whilst benefiting from great local amenities. Plus, with great travel links via the A594, A595 and A66, Calluna Grange is within easy reach of Maryport, Workington, Cockermouth, and Carlisle.

Calluna Grange viewings are by appointment only.

- Last New Home - Ready Now
- Buyer Incentive Schemes
- 3 Bedroom Detached Home
- Front and Rear Gardens
- Luxurious En-suite
- Downstairs WC
- 10-Year NHBC Warranty





## Property Details

### The Brandon

The Brandon is a stunning three-bedroom home perfectly designed for modern living. Benefitting from a beautiful kitchen-diner with French doors out to your garden, a separate living room, and a downstairs WC this home has everything you need and more. Upstairs you'll find three well-proportioned bedrooms, with a luxurious en-suite to the master bedroom.

### Helping You Move - Choose Your Offer\*

Low Mortgage Rates: With own new rate reducer  
Part Exchange: Available to help with the sale of your existing home.

5% Deposit Contribution: Gleeson's will contribute 5% of the purchase price towards your deposit.  
T&C's Apply

### Ground Floor

#### Kitchen/Dining

14'8" x 9'10"

Choose from 100's of kitchen combinations and design a space that perfectly suits your needs. Your kitchen comes equipped with a stainless steel single oven and sink, complete with a drainer board and a mixer tap. There will be space provided for a standard-size washing machine with cold feed plumbing and a single power point.

#### Living Room

16'4" x 11'10"

#### WC

5'9" x 3'3"

### First Floor

#### Bedroom 1

14'4" x 8'2"

#### En-suite

6'5" x 5'0"

#### Bedroom 2

11'10" x 8'3"

#### Bedroom 3

8'8" x 6'5"

#### Bathroom

6'4" x 5'7"

Your bathroom will be furnished with an Ideal Standard bathroom suite in white, featuring pillar taps for both the bath and washbasin. Tailor the

finishing touches of your bathroom by selecting from a variety of Porcelanosa tiles.

### Exterior

All of the homes at Calluna Grange feature a turfed front garden and a private garden to the rear, with fencing and turf available as optional extras.

### Personalisation

There are a multitude of opportunities for you to customise your new home. At various build stages, you have the flexibility to select from a stylish range of carpets kitchen and bathroom upgrades, and appliances, as well as other fixtures and fittings meticulously chosen from reputable manufacturers. Optional features like alarm systems, garden fencing, and additional power points are also at your disposal, providing the flexibility to tailor your home to your preferences.

### Fixtures & Fittings

Your home will come finished with a consumer unit, sockets and switches all included and fit to NHBC standards. Energy-saving lightbulbs will be provided where required.

### Heating & Energy Performance

The Renmore comes complete with a brand-new, high-efficiency combination boiler and central heating system. The property's potential energy efficiency rating is B.

### Tenure

All homes on the Calluna Grange development are Freehold.

### Transport

Calluna Grange is ideal for those commuting to and from nearby towns and cities with easily accessible motorway links via the A595. Reach Workington or Cockermouth in just 10 minutes, and Carlisle in less than 45 minutes.

### Local Amenities

There are a number of fantastic amenities close to home, including a garage, fish and chip shop and a local pub. Broughton Moor Primary School (currently rated Good by Ofsted) is just a short walk from the development. Further shops and services are located in the nearby larger towns of Workington, Maryport and Cockermouth.

## Leisure

There is plenty to keep you busy in and around the surrounding areas of Broughton Moor. The nearby port town of Whitehaven boasts a selection of high street stores, bars, clubs and restaurants with live entertainment venues hosting a variety of acts from all over the UK. Whitehaven's sports centre is well equipped, with a sports hall, gym, badminton court, squash court and an adventure soft play area for young children. For those who love the great outdoors the beautiful Lake District National Park and the scenic Cumbrian coast is also a short drive away.

## Council Tax

This property is in Tax Band C.

## Viewing Arrangements

To schedule an appointment at Calluna Grange please contact our office at 01900 829977 or [cockermouth@grisdales.co.uk](mailto:cockermouth@grisdales.co.uk).

## Directions

From Curzon Street, Maryport, head south and turn left onto Ewanrigg Road. At the roundabout take the first exit and stay on Ewanrigg Road. Turn right onto Ewanrigg Brow and continue on to Church Street then turn left onto Dearham Road.

## Notes To Brochure

Images, dimensions, and layouts are indicative only and not plot-specific. Some images may also show optional upgrades at an additional cost. Plot-specific elevations and finishes may vary; these should be checked with a member of our sales team. Garages are provided to selected plots and our sales team will be able to confirm whether your chosen plot includes a garage.

## The Developer

Gleeson Homes is a distinguished housebuilder renowned for its commitment to providing accessible and affordable housing solutions. The developer offers a diverse range of property types, spanning various sizes and styles, all while maintaining exceptional standards of quality and craftsmanship. Importantly, Gleeson Homes incorporates sustainable practices into its developments, contributing to environmentally friendly housing solutions.

Community development is at the heart of all Gleeson Homes projects. With a keen focus on creating holistic living environments, the developer expertly integrates green spaces and amenities, ensuring a sense of community that goes beyond

the individual homes.

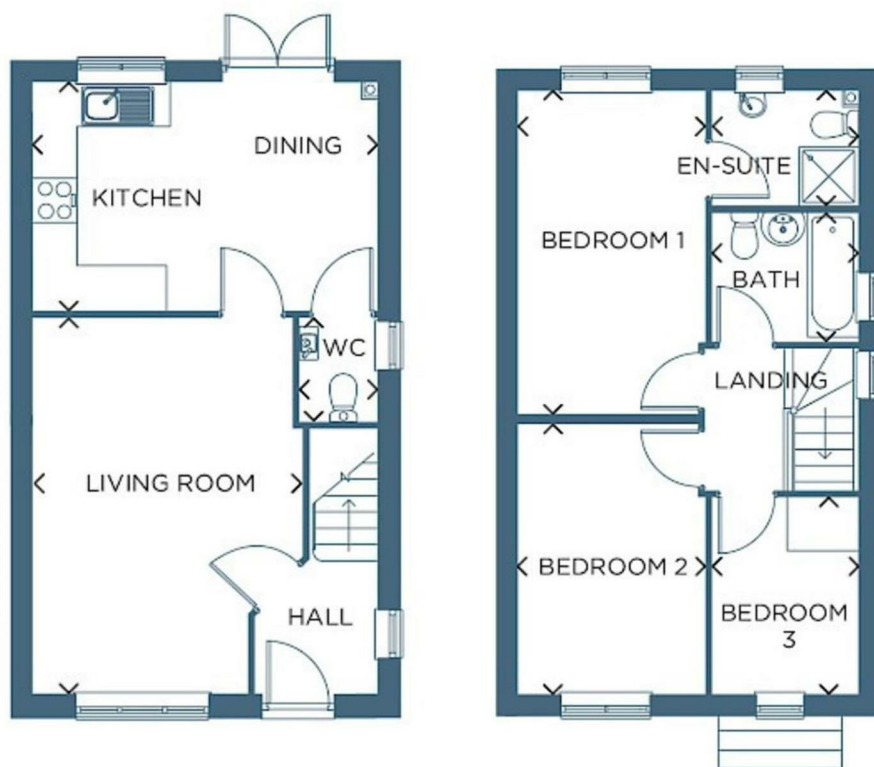
Gleeson Homes' other new homes developments in West Cumbria include Florence Drive in Egremont, Saltom Bay Heights in Whitehaven, Chimes Bank in Wigton, and St Patrick's Vale in Aspatria.

## 10-Year NHBC Warranty

All Gleeson homes come with a two-year Gleeson warranty, backed by the NHBC's resolution service, and a further eight years of insurance cover from NHBC as standard.

\* Terms and conditions apply. Speak to one of our Sales Executives for more information.

## Floorplan



## Location



Road Map



Terrain Map

### Contact Us

**Scott Freeman-Wooding**

Land and New Homes Manager



[scottfreemanwooding@grisdales.co.uk](mailto:scottfreemanwooding@grisdales.co.uk)



07377 226 428



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