



# GRISDALES

PROPERTY SERVICES



## 4 Carillon View, Wigton, CA7 9ST

**£204,995**

Chimes Bank is an exciting new development of 2, 3, and 4-bedroom homes nestled in the heart of Wigton, West Cumbria. With homes ready now, the development offers the perfect opportunity to start your new chapter in a contemporary home built for modern lifestyles.

Explore a range of buyer financial options or take advantage of the part exchange program to make your dream home a reality. Plus, discover the myriad ways we can assist you in personalising your new brand home to suit your needs and preferences.

Experience the best of both worlds where coastal beauty meets vibrant town living. Situated between the picturesque Lakeland fells and the Solway Firth, Chimes Bank harmoniously blends coastal landscape with bustling town life. Enjoy the convenience of urban amenities with a variety of shops, bars, and restaurants right on your doorstep, all within the charm of a rural setting. For those who commute, the A596 is easily accessible to connect you to Carlisle and onwards, the M6 offers connections to the north and south.

**Helping you find your perfect new home...**

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

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## The Kilkenny

The Kilkenny is a beautiful three bedroom home perfect for modern living. A bright living room featuring a stunning exposed staircase leads through to an open-plan kitchen-diner, where French doors open onto the garden creating an flexible living space. Upstairs are two double bedrooms and a versatile third bedroom, which could be utilised for a guest bedroom, child's bedroom, dressing room or office. Upstairs you'll also find a family bathroom complete with Porcelanosa tiling.

## Ground Floor

### Kitchen/Dining

**14'8" x 9'6" (4.48 x 2.9)**

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

**14'8" x 11'10" (4.48 x 3.63)**

### WC

**5'2" x 2'10" (1.6 x 0.88)**

## First Floor

### Bedroom 1

**13'0" x 8'2" (3.97 x 2.51)**

### Bedroom 2

**11'2" x 8'2" (3.42 x 2.51)**

### Bedroom 3

**8'2" x 6'2" (2.49 x 1.88)**

### Bathroom

**6'2" x 6'1" (1.88 x 1.87)**

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.

## Single Attached Garage

### Exterior

All of the homes at Chimes Bank 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

All homes on the Chimes Bank development are complete with a brand-new, high-efficiency combination boiler and central heating system.

### Tenure

All homes on the Chimes Bank development are Freehold.

### Transport

All homes on the Chimes Bank development are Freehold.

### Local Amenities

There is a range of amenities within easy reach of Chimes Bank, including Wigton Group Medical Practice, Wigton Clinic, pharmacies, a SPAR Convenience Store, and a fuel station. Nearby retailers such as Co-op, Lidl, and Spar are within a mile radius, along with Wigton Hospital just 1.7 miles away. Additionally, Wigton town centre, bustling with shops, bars, and restaurants, is only a 15-minute walk away. Families will also appreciate the proximity of reputable schools like The Nelson Thomlinson School, Wigton Infant School, Thomlinson Junior School, and Lowmoor Pre School.

### Leisure

Wigton boasts a plethora of recreational activities for sports enthusiasts and outdoor lovers alike. Within 1.5 miles of Chimes Bank, you'll find Wigton Bowling Club, Wigton Swimming Pool, and Wigton Rugby Club, offering opportunities for fitness and socializing.

For those seeking natural beauty and outdoor adventures, Caldbeck village is just a 15-minute drive away. Nestled amidst the stunning Lakeland scenery, Caldbeck serves as an ideal starting point for exploring the Lake District, the Scottish Borders, the Eden Valley, and the North Pennines. Additionally, the charming seaside village of Allonby, located 13 miles from Wigton, beckons with its picturesque sand and shingle beach, perfect for windsurfing and kite surfing.

### Transport

Wigton train station is a mere six-minute drive away, offering regular services to Carlisle and Whitehaven. The nearby A596 road provides easy access to Workington, while Carlisle is just a 30-minute drive away. Additionally, a bus stop within walking distance of the development offers connectivity to Carlisle Bus Station.

## **Viewing Arrangements**

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

## **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.

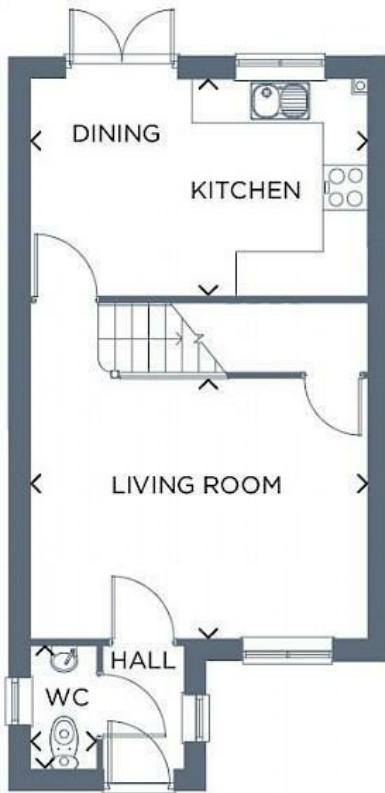
Gleeson Homes' other new homes developments in West Cumbria include Florence Drive in Egremont, Saltom Bay Heights in Whitehaven, Chimes Bank in Wigton, and St Patrick's Vale in Aspatria.

## **10-Year NHBC Warranty**

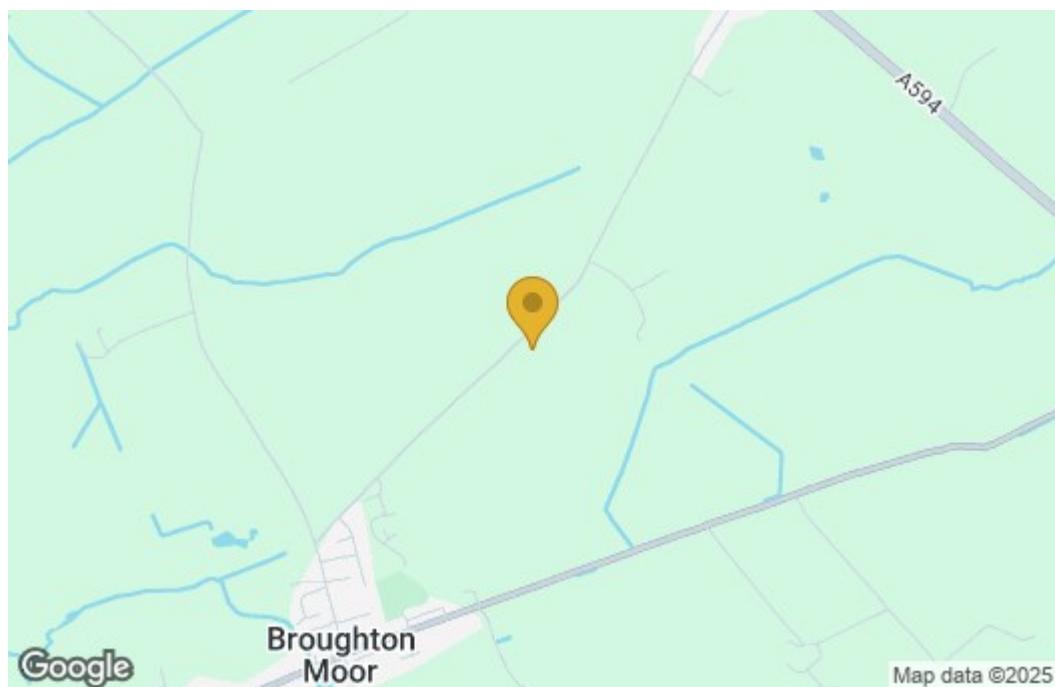
All Gleeson homes come with a two-year Gleeson warranty, backed by the NHBC's resolution service, and a further eight years of insurance cover from NHBC as standard.

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

## Floor Plan



## 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 firms employment has the authority to make or give any representation or warranty in respect of the property.