

2 Lowmoor Walk, Wigton, CA7 9QR

£204,995

This home features a turfed front and rear garden with full 6ft timber and outside tap as standard. This home includes extras worth £5,675. Discover Chimes Bank, an exciting development of 2, 3 and 4 bedroom homes in Wigton, a historic market town in the borough of Allerdale.

Located between the picturesque Lakeland fells and Solway Firth, Chimes Bank has the perfect blend of coastal landscape and bustling town life, with a range of shops, bars and restaurants on its doorstep.

For those who commute, there is easy access to Carlisle via the A596 and onwards to the M6 for links to the north and south.

The Glin

The Glin is a contemporary three bedroom semi-detached home with a spacious kitchen-diner and separate living room. The open-plan kitchen-diner is the ideal space for a family and perfect for entertaining, while the French doors from the living room into the garden offer a seamless outdoor-indoor living experience. The space continues upstairs where you will find three bedrooms and a family bathroom finished with Porcelanosa tiling as standard.

Helping You Move - Choose Your Offer*

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Stamp Duty Paid*

5% Deposit Contribution: Gleeson's will contribute 5% of the purchase price towards your deposit*

Offer can range at any time - Full T&C's apply

Ground Floor

Living Room

15'1" x 10'2" (4.60 x 3.11)



Kitchen/Dining

19'5" x 11'8" (5.94 x 3.57)



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.

WC

6'3" x 5'9" (1.92 x 1.77)

First Floor

Bedroom 1

15'1" x 9'0" (4.60 x 2.76)



Bedroom 2

13'11" x 7'0" (4.25 x 2.15)

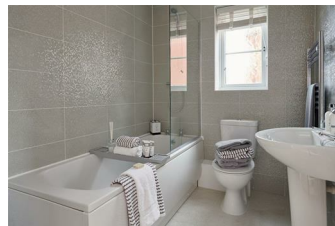


Bedroom 3

10'5" x 7'8" (3.18 x 2.35)

Bathroom

8'1" x 6'2" (2.48 x 1.90)



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 our homes feature a turfed front garden and a private garden to the rear. Some of our homes come with fencing and turfing in the rear garden as standard subject to plot and development. Where this is not included as standard, both are available as optional extras. Speak to your Sales Executive for more information on development specific specification.

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 Glin 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 Chimes Bank development are Freehold.

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.

Local Amenities

Amenities

You will find everything you need in the surrounding area of Chimes Bank. All within walking distance, you will find amenities such as Wigton Group Medical Practice, Wigton Clinic, two pharmacies, a SPAR Convenience Store and a fuel station. There is also a co-op, Lidl and Spar all within one mile of the development and Wigton hospital just 1.7 miles away. Chimes Bank is just a 15-minute walk from Wigton town center, bustling with plenty of shops, bars and restaurants.

Schools

There are plenty of good schools to choose from around Chimes Bank. The Nelson Thomlinson School, Wigton Infant School, Thomlinson Junior School and Lowmoor Pre School are all within walking distance of the development.

Leisure

Wigton is the perfect area for sports-lovers and outdoor enthusiasts, with Wigton bowling club, Wigton swimming pool and Wigton rugby club all less than 1.5 miles from Chimes Bank. Caldbeck is just 15 minutes away and is known as one of the most beautiful of all the Lakeland villages. It is ideally situated for exploring the Lake District, the Scottish Borders, the Eden Valley and the North Pennines. The seaside village of Allonby is just 13 miles from Wigton, with a wonderful sand and shingle beach that follows the edge of a crescent-shaped bay that is ideal for windsurfing and kite surfing.

Transport

Wigton train station is just a six minute drive from Chimes Bank, with regular services to Carlisle and Whitehaven. The A596 road offers easy access to Workington and Carlisle is just a 30 minute drive away. There is also a bus stop within walking distance of the development that links 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.

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.

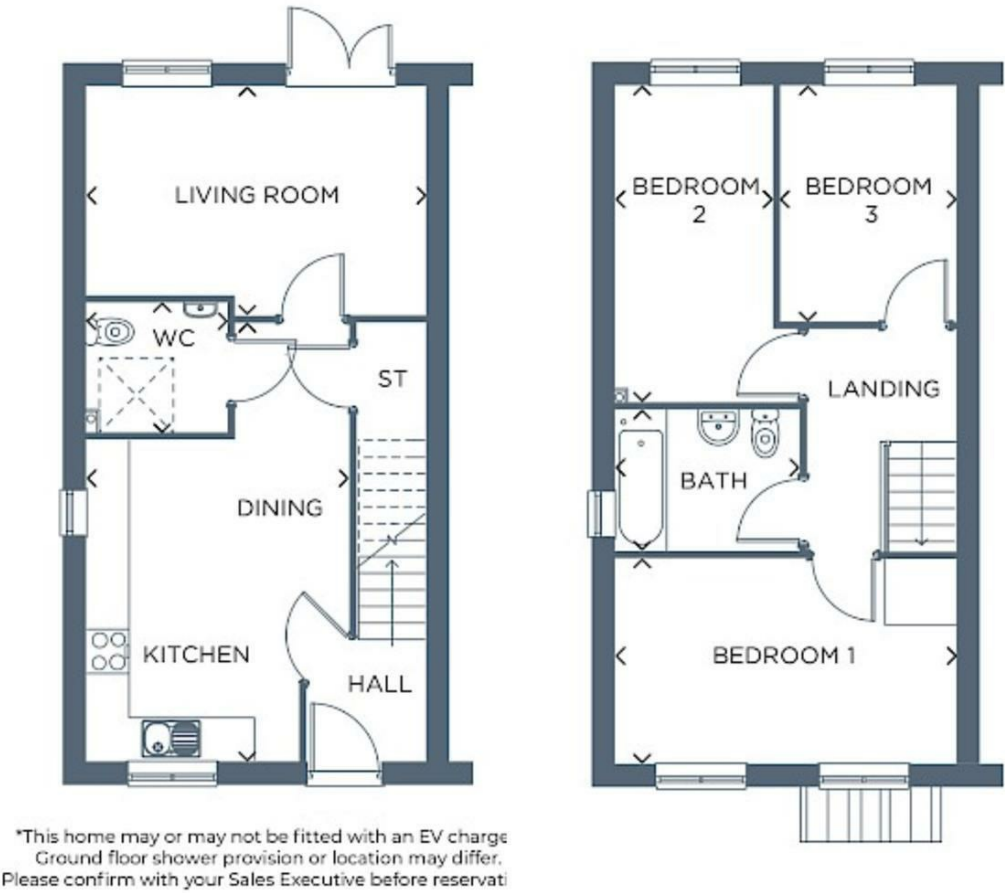
Gleeson Homes' other new homes developments in West Cumbria include Florence Drive in Egremont, Saltom Bay Heights in Whitehaven, Chimes Bank in Wigton, and St Patrick's Vale in Aspatria.

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.

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

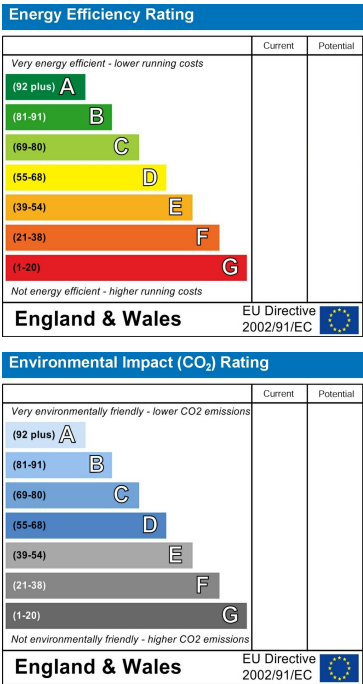
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.