



GRISDALES

PROPERTY SERVICES



42 Foxhollow Close, Broughton Moor, Maryport, CA15 7RP

£179,999

Upgraded Kitchen, Flooring, Turf and Fencing included worth £7,571. Detached - Front and Rear Gardens - Downstairs WC. Situated in the delightful village of Broughton Moor, Calluna Grange is a new homes development offering an affordable, peaceful, and picturesque lifestyle. Crafted by Gleeson Homes, the development features a variety of carefully designed homes, including 2, 3, and 4-bedroom options that seamlessly blend modern comfort with the traditional charm of the area.

Homeowners can enjoy the serenity of this close-knit community while benefiting from easy access to local schools, parks, shops, and more. With great travel links via the A596 and A66, Calluna Grange is within easy reach of Workington, Cockermouth, and Carlisle, and the Lake District is nearby, making it an ideal choice for those seeking an affordable and well-connected living environment.

Helping you find your perfect new home...

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.

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 9'6" (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.

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.

Single Attached Garage

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

In the nearby towns, you'll find an array of activities and amenities to fill your time. Maryport's picturesque promenade is the perfect for a leisurely stroll, plus the nearby Wave Centre offers various recreational options for those seeking a bit of activity. Workington offers a mix of high street stores, cultural attractions, and leisure facilities including a well-equipped sports centre and an adventure soft play area for the children. For a vibrant evening scene, head to Whitehaven with its bars, clubs, and restaurants, often hosting live entertainment from a variety of acts. Cockermouth, with its quaint cafes, local shops, and cultural landmarks, is perfect for a day out. If you're an outdoor enthusiast, a short drive will take you to the Lake District National Park, a haven for nature lovers and adventure seekers.

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.

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.

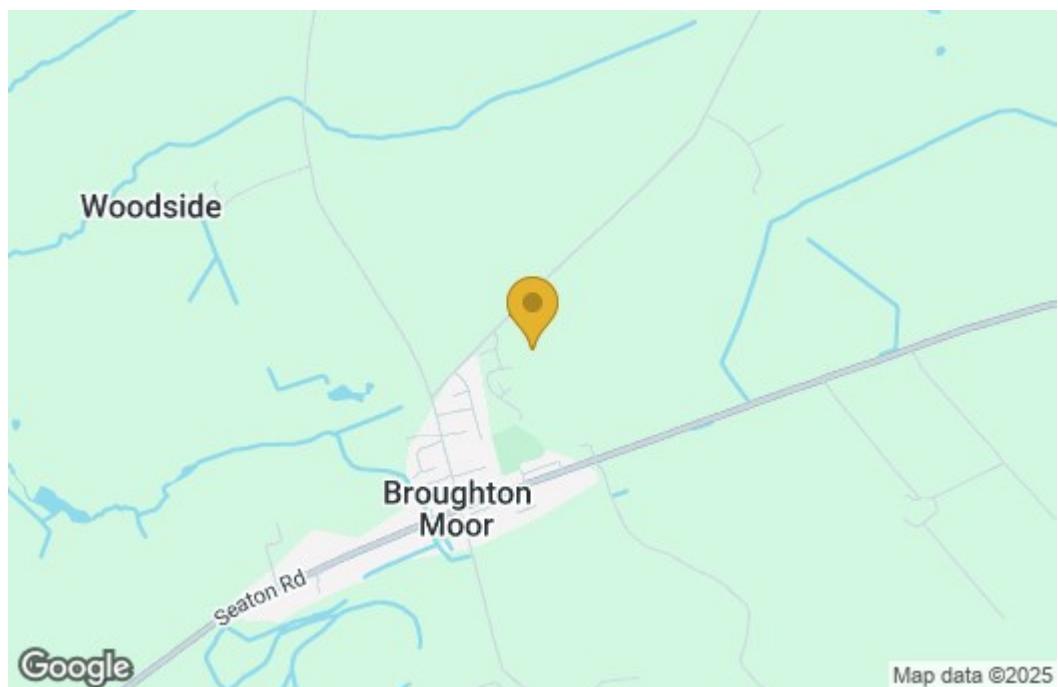
10-Year NHBC Warranty

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.

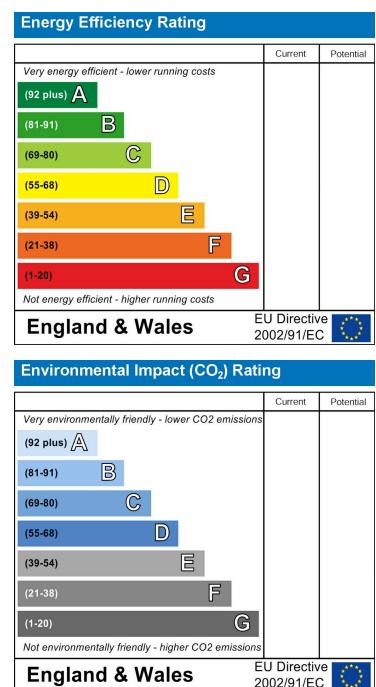
* Terms and conditions apply. Speak to one of our Sales Executives for more information.

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.