



GRISDALES

PROPERTY SERVICES



25 Ladysmith Close, Whitehaven, CA28 9FA

£284,995

4 Bed Home with a beautiful Seaview - Buy 25 Ladysmith Close and choose a buyer scheme to suit you! With our Signature Plus Kitchen and Integrated Appliances -Ready Now

Set in the delightful harbour town of Whitehaven, Saltom Bay Heights is an exclusive development featuring 40 beautiful homes with 2, 3, and 4 bedrooms. Perfect for those looking for a forever home or a potential holiday retreat, the development offers easy access to leisurely coastal walks right outside your door, and the Lake District National Park is just a short drive away.

Take a quick stroll, and you'll find a delightful marina filled with charming shops, bars, and restaurants. Whitehaven also connects seamlessly to the rest of Cumbria, making it easy to reach Carlisle, Penrith, and Barrow-in-Furness. Saltom Bay Heights offers a wonderful blend of coastal living, convenience, and access to the natural beauty of the surrounding area

Helping you find your perfect new home...

www.grisdales.co.uk

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The Broadale

The Broadale is a stunning four bedroom home with a Seaview. Last few available! A separate entrance hall leads to a spacious living room and a large kitchen-diner with French doors opening onto the garden, creating a seamless outdoor - indoor living space. This home also benefits from a useful utility room and downstairs WC. Upstairs you'll find four good-sized bedrooms and a family bathroom, with the main bedroom benefitting from a private en-suite. A garage and private drive complete this home perfectly.

Helping You Move - Choose Your Offer*

Stamp Duty Paid*

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

Full T&C's Apply

Living Room

13'7" x 17'5" (4.15 x 5.31)



Kitchen/Dining

13'7" x 11'9" (4.14m x 3.58m)



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.

Utility

7'0" x 5'4" (2.15 x 1.65)



WC

3'1" x 5'4" (0.96 x 1.65)

First Floor

Bedroom 1

13'7" x 8'6" (4.15 x 2.61)

En Suite

7'1" x 5'1" (2.17 x 1.56)

Bedroom 2

10'5" x 15'4" (3.19 x 4.69)

Bedroom 3

13'10" x 10'5" (4.23 x 3.18)

Bedroom Four

10'3" x 8'3" (3.14 x 2.52)

Bathroom

6'10" x 6'8" (2.09 x 2.04)



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 the Saltom Bay Heights development 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

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

Tenure

All homes on the Saltom Bay Heights development are Freehold.

Local Amenities

You will find convenient amenities within walking distance of the development, such as a Spar convenience store and various takeaways. For larger shopping trips, both Asda and Aldi supermarkets are easily accessible, just a quick five-minute drive or a brisk 20-minute walk from Saltom Bay Heights.

Essential healthcare services, including Lowther Medical Centre, Fellview Health Care, and Morrisons Pharmacy, are just over a mile away.

Education is well-catered for in the area, with outstanding-rated schools nearby. Kells Infant School and St Mary's, both rated Outstanding by OFSTED, are within walking distance. Additionally, West Lakes Academy is conveniently located just four and a half miles away.

Leisure

Only a five minute drive from Saltom Bay Heights, you will find yourself in the centre of Whitehaven. Here you will be spoilt for choice with a wide range of high street shops, pubs, restaurants and bars. The town is bursting with history, beauty

spots, picturesque places and Georgian architecture. It has a beautiful marina and harbour area and is also the start of the famous coast-to-coast cycle route.

Transport

The local train station is just over a mile away from Saltom Bay Heights and is part of the Northern trainline running through to London. Set in the borough of Copeland, Whitehaven has great road links giving access to Carlisle, Penrith and Barrow-In-Furness making it the perfect location for commuting across Cumbria.

Viewing Arrangements

To schedule an appointment at Saltom Bay Heights please contact our office at 01946 693931 or whitehaven@grisdales.co.uk.

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.

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.

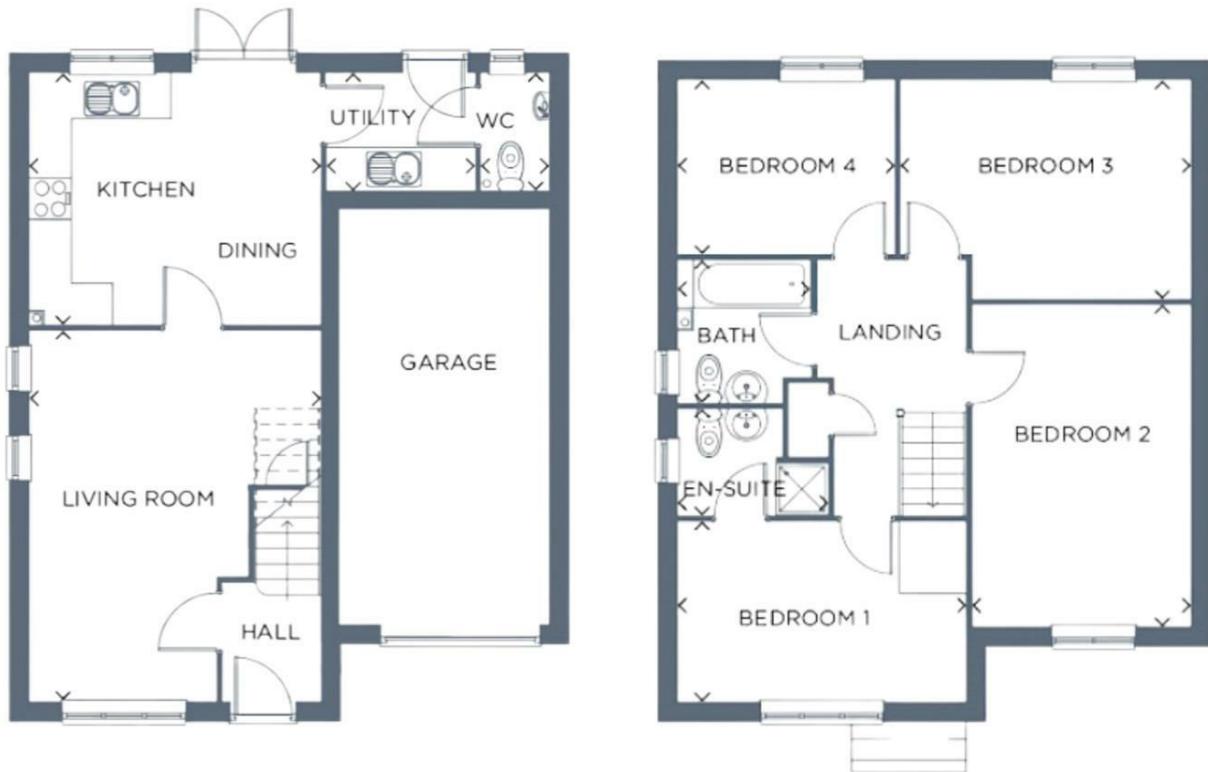
Gleeson Homes' other new homes developments in West Cumbria include Florence Drive in Egremont, Saltom Bay Heights in Whitehaven, Chimes Bank in Wigton, and St Patrick's Vale in Aspatria.

Notes To Brochure

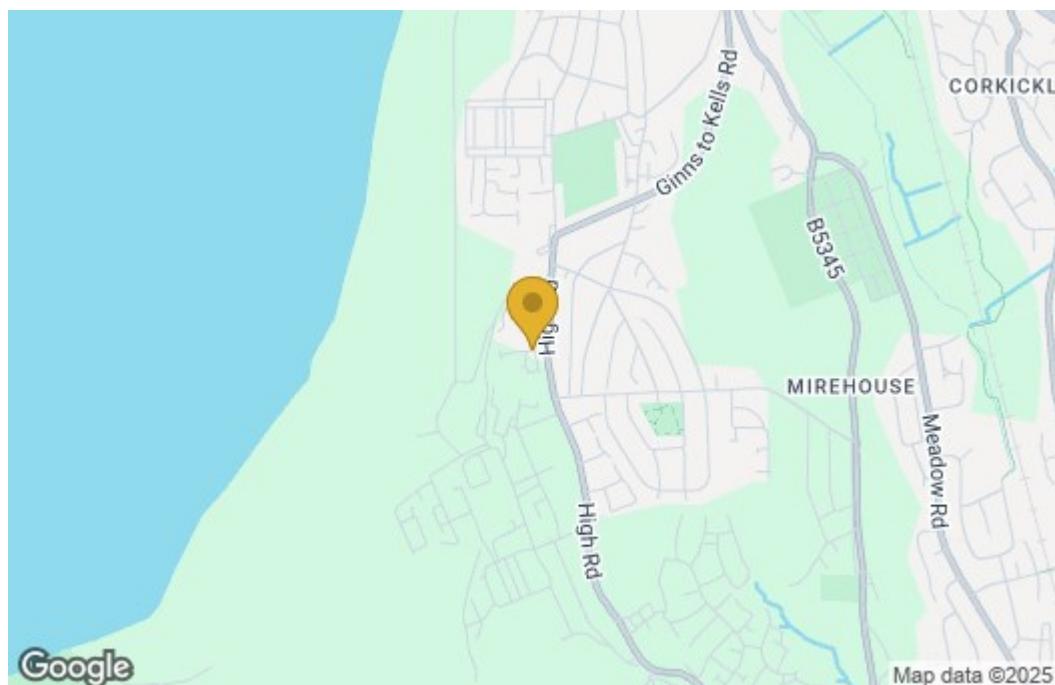
Images, dimensions, and layouts are indicative only and not plot-specific. Some images may also show optional upgrades at an additional cost. Plot-specific elevations and finishes may vary; these should be checked with a member of our sales team. Garages are provided to selected plots and our sales team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

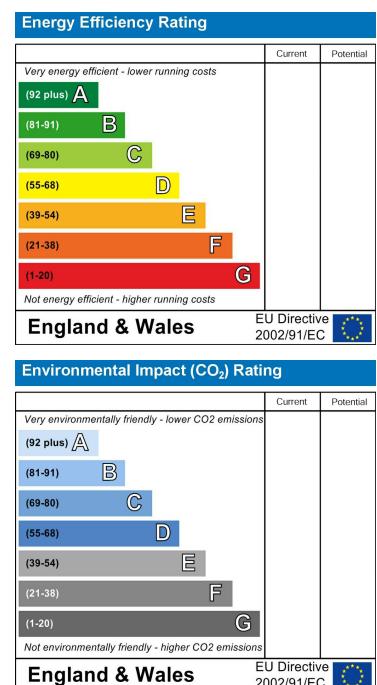
Floor Plan



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.