

# Woodside Park

WIGTON, CUMBRIA



Welcome to

# Woodside Park

With spectacular views opening up to a skyline of Lakeland fells including the well known Skiddaw range, Woodside Park enjoys an attractive setting on the edge of Wigton, bordering open countryside, yet literally just a few minutes from the centre of this traditional Cumbrian market town.

We are delighted to introduce our latest development of 79 new homes, setting a striking approach to design and aspirational living.

Thoughtful layouts reflect modern day lifestyles with open plan daytime living spaces and the latest in kitchen and bathroom designs, complemented by attractively finished exteriors with paved driveways, landscaped gardens and external lighting.

Homes of exceptional style and character, superbly finished to a truly stunning specification.





Distinctive designs, stunning interiors, attention to detail – we pride ourselves on those finishing touches that set your new home apart from others.



# Stunning Homes Inside & Out

Whether getting ready for work, chilling out in the evening or having a busy weekend with friends and family, these desirable new homes make for really comfortable living.

Interiors are carefully designed with an emphasis on open plan daytime living spaces with french doors to terraces and gardens, blending inside and outside seamlessly. Kitchens come complete with high-end integrated appliances by Bosch, stylish bathrooms are fitted with Ideal Standard suites, finished with Porcelanosa tiles, all against a neutral colour décor palette.

At the forefront of design and sustainability, our homes include energy efficient heating and ventilation, double glazed windows and high levels of cavity and loft insulation, keeping your home warm and cosy, whilst helping you save energy and money.

All new homes come with a high energy performance (EPC) rating.









# Specification

Our superb specification adds to each and every room, combining contemporary trends and practical living.

- Light oak finished doors
- Recessed downlighters to kitchens, bathrooms & en-suites
- Designer kitchens with Bosch appliances
- Stylish Ideal Standard bathrooms with separate showers
- Porcelanosa ceramic tile finishes
- Turfed front & rear garden + feature planting
- Feather edge close boarded rear fences
- External lighting front & rear
- Pavioured driveway
- Full security alarm
- 10 year LABC Warranty

All as standard\*

*\*The kitchen specification to all Affordable / LCHO Homes varies from the above – please ask our Sales Advisor for further details*



# Washington Homes

Washington Homes is part of the Thomas Armstrong Group, a major company completing schemes throughout the north of England and southern Scotland.

Using this extensive experience of the industry, Washington Homes has completed a number of residential developments in West Cumbria taking great care to ensure they complement the surroundings and enhance the environment.

Continuous evolution of design, trends and styles enables us to bring you homes that really do meet the needs of modern day living.

We are proud to announce Woodside Park, Wigton, the latest development, right here in our home area.



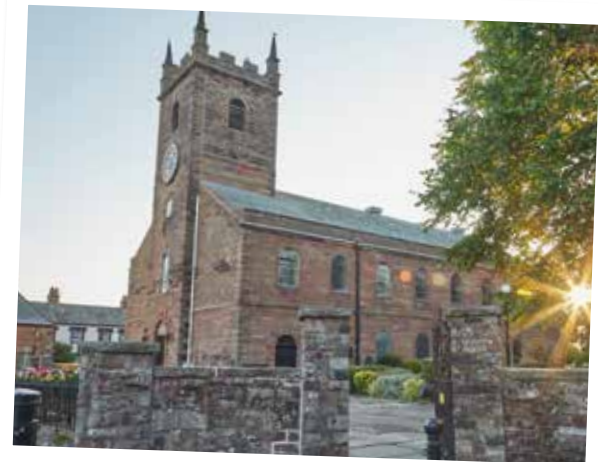


# Wigton

Tall Georgian houses lining its streets, an attractive memorial fountain gracing the old market place and an elegant Georgian church are all part of the history of Wigton, an attractive traditional Cumbrian market town.

The town is well placed for easy access to Carlisle just 12 miles to the north, Cockermouth approximately 15 miles to the south, and the major employment centres of West Cumbria including Workington, Whitehaven and companies linked to the Sellafield nuclear industry.

On a wider note, Wigton is within easy reach of the quiet north western side of the Lake District National Park including Caldbeck and the "Back 'o' Skiddaw" area, loved by those who appreciate the quieter reaches of this beautiful area. And just to the west lie delightful coastal areas along the Solway Estuary, much of it designated an Area of Outstanding Natural Beauty.







## Local Area

Wigton is home to a wide variety of local shops, supermarkets, cafés, restaurants and bars, many within the narrow lanes and alleys which are such a prominent feature of the town.



## Woodside Park

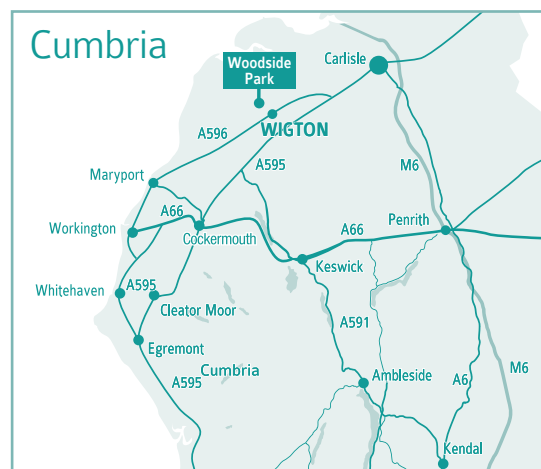






Want to know more...

Call our Sales Advisor on 07703 260076  
or Grisdales on 01900 829977





# The Alexander 3 bedroom detached bungalow with adjoining garage



A cleverly designed 3 bedroom bungalow offering the option to use the third bedroom as a media /computer room leaving the principle bedroom accommodation nicely tucked away off the inner hallway.

Daytime living space is impressively spacious with a 6.50m/21'4" living kitchen including french doors out to the rear terrace. The master bedroom features an en-suite with larger than average shower. A separate utility, single garage and landscaped gardens completes this stylish bungalow.



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# The Alexander

3 bedroom detached bungalow with adjoining garage



## Hall

## Lounge

4.75m x 3.95m 15'7" x 13'0"

## Dining/Kitchen

6.50m x 3.70m 21'4" x 12'2"

## Utility

3.00m x 2.00m 9'10" x 6'7"

## Garage

5.10m x 3.00m 16'9" x 9'10"

## Bedroom 1

3.90m x 3.00m 12'9" x 9'10"

## Ensuite

3.00m x 1.20m 9'10" x 3'11"

## Bedroom 2

3.80m x 2.95m 12'5" x 9'8"

## Bedroom 3

2.95m x 2.20m 9'8" x 7'2"

## Bathroom

2.80m x 1.95m 9'2" x 6'5"

**Gross Internal Area\*:** 106sm/1140sq.ft

\* The area measurement quoted is approximate and may vary within the build process.  
You are advised to check the measurements and layouts of any intended plot purchase on site.



# The Burdock

3 bedroom detached house with adjoining garage



A very practical and stylish design with attractive bay and gable to the front, featuring a spacious open plan dining kitchen including french doors out to the garden. Add to this a cosy lounge and a useful utility and The Burdock is an easy house to live in.

Upstairs, 3 bedrooms, the master boasting an en-suite and the main bathroom with bath and separate shower. Completing the accommodation is an attached garage and landscaped gardens.



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# The Burdock

3 bedroom detached house with adjoining garage

## Downstairs Living



## Upstairs Living



## Downstairs Living

### Hall

### Lounge

6.05m x 3.85m 19'10" x 12'7"

### Dining/Kitchen

5.85m x 4.00m 19'3" x 13'1"

### Utility

1.85m x 1.85m 6'1" x 6'1"

### Fitted Cloakroom/WC

1.85m x 1.00m 3'3" x 6'1"

### Garage

5.35m x 3.00m 17'7" x 9'10"

## Upstairs Living

### Bedroom 1

5.20m x 4.05m 17'1" x 13'3"

### Ensuite

2.45m x 1.25m 8'0" x 4'1"

### Bedroom 2

3.75m x 3.10m 12'4" x 10'2"

### Bedroom 3

2.65m x 2.65m 8'8" x 8'8"

### Bathroom

4.50m x 2.10m 14'9" x 6'10"

**Gross Internal Area\*:** 122sm / 1313sq.ft

\* The area measurement quoted is approximate and may vary within the build process.  
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# The Burnet

3 bedroom detached house with adjoining garage



With a cosy lounge, open plan living kitchen featuring a spacious dining area and french doors to the garden, utility and 3 decent bedrooms, The Burnet, is hard to beat.

Upstairs, the master bedroom boasts an en-suite and the main bathroom, a bath and separate shower. Outside space includes a terrace for alfresco eating, landscaped gardens and an attached single garage.



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# The Burnet

3 bedroom detached house with adjoining garage

## Downstairs Living



## Upstairs Living



## Downstairs Living

### Hall

### Lounge

5.05m x 3.75m 16'7" x 12'4"

### Dining/Kitchen

5.95m x 3.35m 19'6" x 11'0"

### Utility

2.35m x 1.95m 7'8" x 6'5"

### Fitted Cloakroom/WC

2.35m x 1.00m 7'8" x 3'3"

### Garage

5.70m x 3.00m 18'8" x 9'1"

## Upstairs Living

### Bedroom 1

3.70m x 3.20m 12'2" x 10'6"

### Ensuite

2.20m x 1.85m 7'2" x 6'1"

### Bedroom 2

3.65m x 3.05m 12'0" x 10'0"

### Bedroom 3

3.05m x 2.20m 10'0" x 7'2"

### Bathroom

2.50m x 2.10m 6'10" x 8'2"

**Gross Internal Area\*:** 110sm / 1184sq.ft

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# The Champion

3 bedroom detached house with adjoining garage



With an attractive wide frontage, The Champion certainly sets the standard.

A 5.85m /19'2" through lounge is matched by a superb 5.50m /18'2" day to day family living kitchen with french doors from the dining area leading out to the terrace and rear gardens.

Upstairs the spacious theme continues with three well proportioned bedrooms, the master bedroom including a stylish en-suite, the main bathroom a bath and separate shower and outside, a single garage.



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# The Champion

3 bedroom detached house with adjoining garage

## Downstairs Living



## Upstairs Living



## Downstairs Living

### Hall

### Lounge

5.85m x 3.85m 19'2" x 12'7"

### Dining/Kitchen

5.55m x 3.05m 18'2" x 10'0"

### Fitted Cloakroom /WC

1.85m x 1.20m 6'1" x 3'11"

### Garage

5.35m x 3.00m 17'7" x 9'10"

## Upstairs Living

### Bedroom 1

3.85m x 3.50m 12'7" x 11'6"

### Ensuite

1.90m x 1.85m 6'3" x 6'1"

### Bedroom 2

3.35m x 3.05m 11'0" x 10'0"

### Bedroom 3

2.25m x 2.75m 7'4" x 9'0"

### Bathroom

3.05m x 2.10m 9'3" x 6'10"

Gross Internal Area\*: 104sm / 1119sq.ft

\* The area measurement quoted is approximate and may vary within the build process.  
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# The Stonecrop

2 bedroom detached bungalow with adjoining garage



A lovely 2 bedroom bungalow, attractively designed, easy to live in and easy to manage.

At the rear, there is an open plan light and spacious dining kitchen with french doors out to the garden and a cosy lounge to the front. The contemporary bathroom includes a bath and separate shower and outside, there is a single garage and landscaped gardens.



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# The Stonecrop

2 bedroom detached bungalow with adjoining garage



## Hall

## Lounge

5.25m x 3.95m 17'3" x 12'11"

## Dining/Kitchen

5.35m x 3.10m 17'7" x 10'2"

## Garage

5.45m x 3.00m 17'11" x 9'10"

## Bedroom 1

3.80m x 3.10m 12'5" x 10'2"

## Bedroom 2

3.50m x 2.70m 11'6" x 8'10"

## Bathroom

2.60m x 2.10m 8'6" x 6'10"

**Gross Internal Area\*:** 82sm / 882sq.ft

\* The area measurement quoted is approximate and may vary within the build process.  
You are advised to check the measurements and layouts of any intended plot purchase on site.



# The Clover

4 bedroom detached house with adjoining garage



Arranged over 2 floors, The Clover offers the perfect setting for modern living.

The spacious dining kitchen, with double french doors to the garden, makes an ideal area for entertaining or sitting down to dinner with the family. The cosy lounge completes the day time space.

Upstairs there are 4 double bedrooms, the master having an en-suite with larger than average shower and the family bathroom benefits from a bath and separate shower. All designed for easy family living.



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# The Clover

4 bedroom detached house with adjoining garage

## Downstairs Living



## Upstairs Living



## Downstairs Living

### Hall

### Lounge

5.15m x 3.80m 17'11" x 12'6"

### Dining/Kitchen

6.00m x 4.50m 19'8" x 14'9"

### Utility

2.55m x 2.05m 8'4" x 6'9"

### Fitted Cloakroom/WC

2.05m x 1.00m 6'9" x 3'3"

### Garage

5.25m x 3.00m 17'3" x 9'10"

## Upstairs Living

### Bedroom 1

4.25m x 3.65m 13'11" x 12'0"

### Ensuite

2.30m x 1.45m 7'9" x 4'9"

### Bedroom 2

3.15m x 2.90m 10'4" x 9'6"

### Bedroom 3

4.20m x 3.40m 13'9" x 11'2"

### Bedroom 4

3.90m x 3.40m 12'10" x 11'2"

### Bathroom

2.50m x 1.90m 8'2" x 6'3"

Gross Internal Area\*: 140sm / 1506sq.ft

\* The area measurement quoted is approximate and may vary within the build process.  
You are advised to check the measurements and layouts of any intended plot purchase on site.





# The Sorrel

5 bedroom detached with integral double garage



Our top of the range design on the Woodside Park development offering truly stunning family living.

The through lounge has french doors opening out to the garden and the 7.65m/24'1" living kitchen is ideal for those family meals or for entertaining friends. Completing the ground floor is a separate utility and large integral double garage.

Upstairs, the impressive family size space continues with 5 bedrooms, two of which are en-suite, in addition to which, the family bathroom has both bath and separate shower.



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# The Sorrel

5 bedroom detached with integral double garage

## Downstairs Living



## Upstairs Living



## Downstairs Living

### Hall

### Lounge

7.65m x 4.05m 25'1" x 13'3"

### Dining/Kitchen

7.35m x 3.45m 24'1" x 11'4"

### Utility

2.85m x 1.85m 9'4" x 6'1"

### Fitted Cloakroom/WC

1.75m x 1.05m 5'9" x 3'5"

### Garage

5.90m x 5.45m 19'4" x 17'11"

## Upstairs Living

### Bedroom 1

5.80m x 3.15m 19'0" x 10'4"

### Ensuite

included in Bedroom 1 measurements

### Bedroom 2

4.10m x 4.05m 13'5" x 13'3"

### Ensuite

2.90m x 1.20m 9'6" x 3'11"

### Bedroom 3

3.50m x 2.75m 11'6" x 9'0"

### Bedroom 4

4.10m x 2.15m 13'5" x 7'0"

### Bedroom 5

3.55m x 2.55m 11'8" x 8'4"

### Bathroom

2.55m x 2.20m 8'4" x 7'2"

Gross Internal Area\*: 178sm/1915sq.ft

\* The area measurement quoted is approximate and may vary within the build process.  
You are advised to check the measurements and layouts of any intended plot purchase on site.



# The Alder (LCHO)

3 bedroom semi-detached house with 2 car driveway parking



The Comfrey is offered on the Low Cost Home Ownership (LCHO) scheme, designed to make house buying a realistic reality. These properties are offered at just 80% of their full market value (subject to conditions).

An easy to live in and easy to manage stylish 3 bedroom semi-detached house, featuring a spacious lounge to the rear with french doors opening out to the garden. Complementing the day to day living space is a fitted kitchen with integrated hob, extractor and oven and stylish white and chrome finished bathroom.



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# The Alder (LCHO) 3 bedroom semi-detached house with 2 car driveway parking

## Downstairs Living



## Upstairs Living



## Downstairs Living

### Hall

### Lounge

4.60m x 3.35m 15'1" x 11'0"

### Dining/Kitchen

3.45m x 2.55m 11'4" x 8'4"

### Fitted Cloakroom/WC

1.90m x 0.90m 6'3" x 2'11"

## Upstairs Living

### Bedroom 1

3.40m x 2.55m 11'0" x 8'4"

### Bedroom 2

3.30m x 2.55m 10'10" x 8'4"

### Bedroom 3

3.00m x 1.93m 9'10" x 9'1"

### Bathroom

2.45m x 1.93m 9'1" x 8'0"

Two car driveway parking

Gross Internal Area\*: 74sm / 796sq.ft

\* The area measurement quoted is approximate and may vary within the build process.  
You are advised to check the measurements and layouts of any intended plot purchase on site.



# The Alder

3 bedroom semi-detached house with 2 car driveway parking



What a great layout. The spacious 4.90m/16'1" lounge to the rear features double french doors out to the terrace and rear garden leaving the fitted kitchen to neatly incorporate dining/breakfast table space.

Upstairs the main bedroom has a useful built in cupboard and the bathroom boasts a separate shower as well as the usual wash hand basin & WC. Outside, there are 2 driveway car parking spaces.



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# The Alder

3 bedroom semi-detached house with 2 car driveway parking

## Downstairs Living



## Upstairs Living



## Downstairs Living

### Hall

### Lounge

4.90m x 3.20m 16'1" x 10'6"

### Dining/Kitchen

4.00m x 2.75m 10'6" x 9'0"

### Fitted Cloakroom/WC

0.95m x 2.75m 3'1" x 9'0"

## Upstairs Living

### Bedroom 1

4.90m x 2.75m 16'1" x 9'0"

### Bedroom 2

3.30m x 2.75m 10'10" x 9'0"

### Bedroom 3

3.30m x 2.05m 10'10" x 6'8"

### Bathroom

2.75m x 2.20m 9'0" x 7'2"

Gross Internal Area\*: 82sm / 882sq.ft

\* The area measurement quoted is approximate and may vary within the build process.  
You are advised to check the measurements and layouts of any intended plot purchase on site.





# The Camphor

4 bedroom detached house with integral garage



The amazing 8.46m / 27'9" dining kitchen will be the heart of this cleverly designed 4 bedroom family home, with double french doors leading out to the patio and gardens.

Great family space...and after the day is done, the cosy lounge offers comfortable space to draw back to. Upstairs, there are 4 double bedrooms, the master bedroom featuring an en-suite and the main bathroom including not only the usual bath, but a separate shower. The garage is extra large allowing for a fully serviced utility run to the rear. With landscaped gardens front and rear, this is a design which will tick many boxes.



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# The Camphor

4 bedroom detached house with integral garage

## Downstairs Living



## Upstairs Living



## Downstairs Living

### Hall

### Lounge

3.85m x 3.80m 12'7" x 12'5"

### Dining Kitchen

8.46m x 3.85m narrowing to 2.78m  
27'8" x 12'7" narrowing to 9'1"

### Fitted Cloakroom/WC

2.30m x 1.10m 7'4" x 3'7"

### Garage

5.30m x 2.85m 17'5" x 9'4"

## Upstairs Living

### Bedroom 1

3.90m x 3.40m 12'9" x 11'2"

### Ensuite

1.95m x 1.75m 9'2" x 5'9"

### Bedroom 2

3.98m x 2.88m 13'0" x 9'5"

### Bedroom 3

3.95m x 3.00m 12'11" x 9'10"

### Bedroom 4

4.05m x 3.80m 13'3" x 12'5"

### Bathroom

2.60m x 2.18m 8'6" x 7'2"

**Gross Internal Area\*:** 128sm/1377sq.ft

\* The area measurement quoted is approximate and may vary within the build process.  
You are advised to check the measurements and layouts of any intended plot purchase on site.



# The Myrtle

3 bedroom link-detached house with adjoining garage



A very practical and stylish design with spacious lounge including french doors out to the garden and a well planned dining kitchen with space for a dining/ breakfast table for family and friends.

Upstairs, 3 good bedrooms and a bathroom with bath and separate shower. Completing the accommodation is an extra large garage which allows a fully serviced utility run to the rear and externally, landscaped gardens front & rear. Virtually detached, The Myrtle design is linked to next door only by the garage.



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# The Myrtle

3 bedroom link-detached house with adjoining garage

## Downstairs Living



## Upstairs Living



## Downstairs Living

### Hall

### Lounge

4.90m x 3.20m 16'1" x 10'6"

### Dining/Kitchen

4.00m x 2.75m 10'6" x 9'0"

### Fitted Cloakroom/WC

2.75m x 0.95m 9'0" x 3'1"

### Garage/Utility

6.69m x 3.05m 21'11" x 10'0"

## Upstairs Living

### Bedroom 1

4.90m x 2.75m 16'1" x 9'0"

### Bedroom 2

3.30m x 2.75m 10'10" x 9'0"

### Bedroom 3

3.30m x 2.05m 10'10" x 6'8"

### Bathroom

2.75m x 2.20m 9'0" x 7'2"

**Gross Internal Area\*:** Size: 82sm/882sq.ft

\* The area measurement quoted is approximate and may vary within the build process.  
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# Woodside Park



## The Sorrel

5 bedroom detached with integral double garage  
Plots: 1, 65, 66, 75



## The Alexander

3 bedroom detached bungalow with adjoining garage  
Plots: 2, 31, 49, 56, 70



## The Burdock

3 bedroom detached house with adjoining garage  
Plots: 5, 10, 16, 33, 59, 73



## The Burnet

3 bedroom detached house with adjoining garage  
Plots: 4, 26, 32, 50, 71, 77



## The Campion

3 bedroom detached house with adjoining garage  
Plots: 7, 12, 34, 46, 64, 67, 79



## The Stonecrop

2 bedroom detached bungalow with adjoining garage  
Plots: 13, 42, 45, 51, 52, 63



## The Clover

4 bedroom detached house with adjoining garage  
Plots: 3, 14, 44, 48, 54, 57, 74, 78



## The Alder (LCHO)

3 bedroom semi-detached house with 2 car driveway parking  
Plots: 17, 18, 35, 36



## The Alder

3 bedroom semi-detached house with 2 car driveway parking  
Plots: 27, 28



## The Camphor

4 bedroom detached house with integral garage  
Plots: 6, 11, 15, 25, 43, 47, 53, 55, 58, 60, 72, 76



## The Myrtle

3 bedroom link-detached house with adjoining garage  
Plots: 23, 24, 40, 41, 61, 62, 68, 69



2 & 3 bedroom semi-detached Affordable Homes with car parking  
Plots: 8, 9, 19, 20, 21, 22, 29, 30, 37, 38, 39



Selling agents:



40 Main Street, Cockermouth,  
Cumbria CA13 9LQ



Telephone 01900 829977

**For more information, contact our  
Washington Homes Sales Advisor  
on 07703 260076**



Help to Buy is a government backed initiative designed to help buyers in to their new home with a smaller than normal deposit. With Help to Buy, through Washington Homes, you can buy a new home with just 5% deposit - whether you're a first time buyer or you're moving on from your existing home. For more information, speak with our Sales Advisor on 07703 260076.



**Washington Homes**

**Part of the Thomas Armstrong Group**

The specification and site descriptions relate to the majority of plots but are dependent upon the house type and design.. You are advised to check the individual plots and specific design specification with our Sales Advisor.

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