



Deceptively spacious, modern, town house

Downstairs WC, master en-suite and family bathroom

Stylish and modern open plan kitchen diner

Glass roof conservatory with bi-folding doors

Lovely, light and spacious, lounge with Juliet balcony

Two versatile reception rooms

Four good size bedrooms

Integrated appliances

Walking distance to Cockermouth town centre

Easy access to the popular Cockermouth school

Offered for sale, is this deceptively spacious, four bedroomed townhouse. Situated on a popular and modern estate, on the outskirts of Cockermouth town centre, this lovely property offers a versatile living space set over three floors. Cockermouth is an attractive and popular market town lying just outside the boundary of the Lake District National Park. The nearby tourist town of Keswick is just a short drive away, this lovely property is just a gentle stroll from the town centre where you can enjoy a wide variety of shops, café's, bars and restaurants as well as a wide variety of local amenities. The popular Cockermouth school is also within easy reach. The accommodation briefly comprises of: entrance hall, versatile sitting room, large walk in storage cupboard. The hall then leads to the stylish, modern, open plan kitchen diner with its integrated appliances and patio doors to a lovely glass roof conservatory featuring bi-folding doors. There is also a useful downstairs WC. To the first floor there is a large, light and spacious lounge with Juliet balcony overlooking the rear garden and the master bedroom boasts a modern and stylish en-suite. To the second floor of a further three, generously proportioned and well presented, bedrooms and the family bathroom which boasts a four piece suite. Externally the property benefits from a driveway offering off road parking to the front, for at least two vehicles, with a low maintenance patio style garden to the rear with a three tier, elevated, planted border, all surround by high walls and fencing offering a degree of privacy. With a wide range of mature shrubs to the borders, this makes for a lovely and peaceful green space. Viewing is essential to appreciate this lovely modern property.

ACCOMMODATION

Entrance hall

A well presented, bright and spacious entrance hall. With beautiful décor complemented by the oak wood effect flooring. Entered through a modern composite door with frosted glass panels with a uPVC double glazed side window providing plenty of natural light. There is a single panel radiator, a phone point, Wi-Fi point and lovely oak doors leading into the sitting room, the kitchen diner and downstairs WC with stairs to the first floor.

Sitting room

A versatile downstairs space, Currently used as a sitting room but would also make an excellent dining room, sitting room, playroom or perhaps a home office if desired. With beautiful modern decor, a uPVC double glazed window overlooking the front of the property with a double panel radiator below. Another door which leads to a fantastic walk in storage area.

Kitchen/diner

A contemporary, modern, kitchen diner with a range of on trend dove grey wall and base units, complementary work surfaces with matching up stands. There is a 1.5 stainless steel sink and drainer unit with mixer tap, plumbing for washing machine below and an integrated dishwasher. There is also an integrated fridge freezer, a built in electric oven, an electric hob set into the worktop above with modern black glass splash back and a stainless steel and glass extractor hood. To the dining area there is a double panel radiator and uPVC double glazed patio doors leading into the conservatory. With neutral décor, wood effect flooring, spotlights to the ceiling and a uPVC double glazed window overlooking the rear garden.

Conservatory

A lovely addition to the property. The glass roof conservatory boasts bi-folding doors to the side which lead out onto the rear garden with panoramic uPVC windows, grey oak effect flooring and wall mounted radiator.

Downstairs WC

A useful, modern, downstairs cloakroom. The suite briefly comprises of: a wall mounted wash basin with mixer tap and tiled splash back, a push button flush toilet and a wall mounted towel heating radiator. With an extractor fan to the ceiling, modern décor and wood effect flooring.



First floor landing

With access into the lounge, the master bedroom and there are stairs to the second floor. There is also a single panel radiator.

Lounge

A beautifully presented, spacious, light and airy lounge. Boasting a Juliet balcony with uPVC patio doors flooding the room with natural light. There is beautiful modern décor, a wall mounted glass fronted electric fire, a uPVC double glazed window, two double panel radiators and a TV point.



Master bedroom

A spacious, well presented, double bedroom. With a uPVC double glazed window overlooking the front of the property. There is a double panel radiator and an oak door providing access into the master en-suite. With modern neutral décor.

Master en-suite

Stylish and modern en-suite shower room with a suite briefly comprising of: a walk in shower cubicle with mixer shower and controls built into the tiled surround, a push button flush toilet, a wall mounted wash basin with mixer tap, a chrome towel heating radiator, a shaver point and a uPVC double glazed frosted glass window. There are spotlights and an extractor fan to the ceiling with contemporary part tiled walls.



Second floor landing

With a large built in storage cupboard, a single panel radiator, loft access to the ceiling and oak doors leading into three further bedrooms and the family bathroom.

Bedroom two

A generously proportioned, light and spacious, double bedroom with two uPVC double glazed windows which provide a lovely elevated view across Cockermouth. There is a single panel radiator and modern neutral décor.

Bedroom three

A third good sized double bedroom. Well presented with neutral décor, a uPVC double glazed window overlooking the rear of the property and a single panel radiator.



Bedroom four

A generously proportioned fourth bedroom, currently used as a home office but would easily accommodate a double bed if desired. With modern neutral décor, a uPVC double glazed window overlooking the rear of the property and single panel radiator.

Family bathroom

A stylish and modern family bathroom which boasts a four piece suite briefly comprising of: a walk in shower cubicle with mixer shower, a bath with mixer tap, a wall mounted hand wash basin with mixer tap and a push button flush toilet. With contemporary part tiled walls, neutral décor, spotlights and extractor fan to the ceiling. There is also a handy electric shaver point and a modern chrome towel heating radiator.

Externally

To the rear of the property there is a pleasing paved garden area with 3 tiered elevated borders which have a lovely selection of mature shrubs and plants offering beautiful greenery and privacy. The patio style garden is accessed from the bi-folding doors of the conservatory with patio flag stones and high walls making this a lovely and private space. To the front of the property there is a driveway providing off road parking for at least 2 cars.

TENURE

We have been informed by the vendor the property is freehold.

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NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.







Approximate total area⁽¹⁾
1449.56 ft²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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