



13 BUTTERFIELD CLOSE | BRIGHAM | COCKERMOUTH | CUMBRIA | CA13 0ZR

PRICE £320,000





## SUMMARY

This stylish, modern semi detached townhouse is located near the head of the cul de sac and benefits from views over fields to the rear, making it an excellent family home and a safe place for kids to play. The property provides versatile accommodation, spread over three floors including an entrance hall, a utility room with a trendy snug area (great for teens & friends), a ground floor WC, a stunning light filled first floor living room plus an on-trend kitchen/dining room with access to the garden. To the top floor there is a main bedroom with en-suite shower room, two further bedrooms and a fabulous bathroom with bath plus separate shower enclosure. There is a lengthy drive at the front, an integral single garage and a lovely enclosed garden to rear, laid with artificial grass. A really great property in a sought after location.

EPC band B

## GROUND FLOOR ENTRANCE HALL

A part double glazed composite front door with double glazed window beside leads into hall, with doors to utility room and garage, stairs rising to first floor landing, radiator with cover, under stairs storage cupboard

## UTILITY/SNUG

A generous and versatile space including a snug area with space for sofa, coffee table and wall mounted TV (making it ideal for a teenagers den), plus a utility area with single drainer sink unit, cupboards and worksurface, space for washing machine and tumble dryer, extractor fan, single radiator, door to ground floor WC

## GROUND FLOOR WC

With low-level WC, floating wall mounted hand basin, chrome towel rail, extractor fan and tile effect flooring

## FIRST FLOOR LANDING

Stylish wooden doors to kitchen and living room, stairs continue to 2nd floor landing

## LIVING ROOM

A light and airy room with two double glazed windows to front, double radiator, space for TV unit, sofa and chairs, double doors lead into kitchen/dining room

## KITCHEN/DINING ROOM

A generous open plan room with a rear aspect.

The kitchen is fitted in a range of stylish modern base and eye level units with work surfaces, single drainer sink unit with upstand, four ring gas hob with extractor over, eye-level oven and combination microwave, fitted dishwasher and integral fridge and freezer, double glazed window to rear.

The dining area has ample space for family table and chairs with double radiator, double glazed French doors to rear garden, twin part glazed wooden doors to living room

## SECOND FLOOR LANDING

Stylish wooden doors lead to bedrooms and bathroom, built in linen cupboard, access to loft space

## BEDROOM 1

Double glazed window to front, single radiator, built-in wardrobe, door to ensuite

## EN-SUITE SHOWER ROOM

Double glazed window to front, shower enclosure with thermostatic shower unit, floating wall mounted hand wash basin, low level WC, extractor fan, tiling to half wall height, chrome heated towel rail



## BEDROOM 2

A double bedroom with double glazed window to rear, enjoying an open outlook over fields behind, single radiator

## BEDROOM 3

Currently utilised as a study with double glazed window to rear, enjoying an open outlook over fields, single radiator

## FAMILY BATHROOM

Fitted to include a panel bath, separate shower enclosure with thermostatic shower unit, floating wall mounted hand wash basin, low-level WC. Double glazed window to side, extractor fan, tiling to half wall height, chrome heated towel rail, tile effect flooring.

## EXTERNALLY

An enclosed private garden with paved patio area, the remainder being laid with artificial grass, gravel borders to each side, plus a raised border at the end, planted with conifers. The garden backs onto open fields behind.

Generous drive to front leading to front door and an integral garage with up and over door, wall mounted boiler with pressurised heating cylinder, power and light connected, personal door into hall.

## ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

cockermouth@iillingtons-estates.co.uk

Council Tax Band: C

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor, integrated dishwasher and combi microwave

Broadband type & speeds available: Standard 3Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates "O" has variable service outside and none inside. Others have good signal outside and limited service indoors.

Planning permission passed in the immediate area: None known

The property is not listed

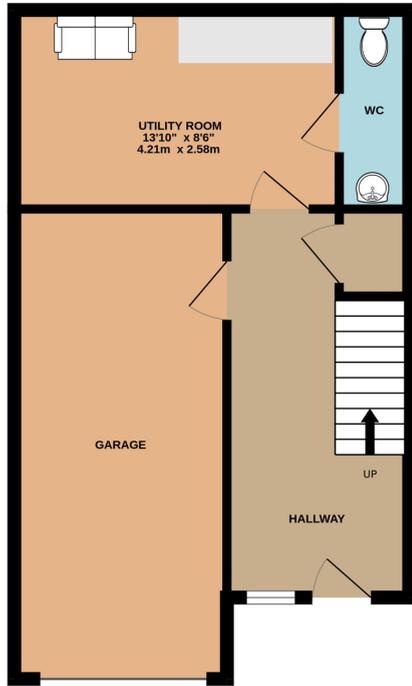
## DIRECTIONS

From Cockermouth take the A66 towards Workington, turning left to Brigham. Pass the church and continue round the right hand bend. Ignore the left turn to Brigham and 1/4 mile further, turn left into the village. Pass The Hill and at the top of the rise turn right into Lawson Garth which leads into Butterfield Close. The property will be located on the right hand side.

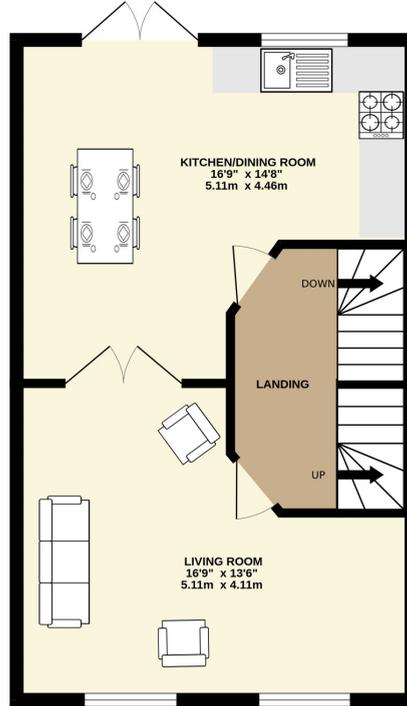
What3Words: directors.blasted.kebab



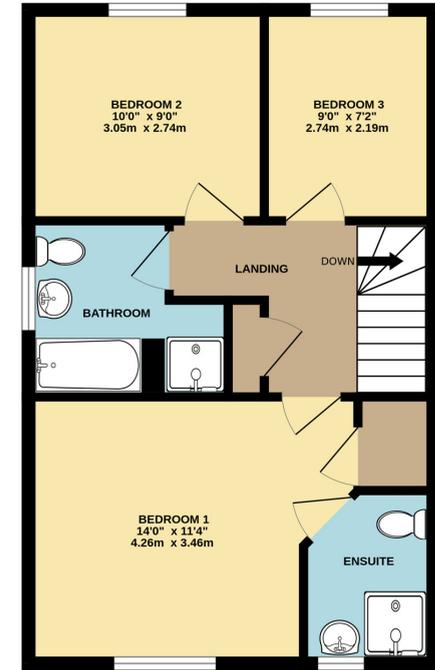
GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



2ND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1399 sq.ft. (129.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		94
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			