



23 HARROT HILL | COCKERMOUTH | CUMBRIA | CA13 0BL

PRICE £385,000





SUMMARY

This is a rare opportunity to purchase a forever family home in the incredibly popular town of Cockermouth! Occupying a generous plot with mature gardens, attached garage and drive this detached property ticks plenty of boxes and includes a useful entrance porch, entrance hall, a large double aspect living room, separate study, a generous fitted kitchen/dining room, utility room and ground floor WC. To the first floor there are four generous bedrooms and a recently fitted family bathroom. The gardens to the rear are private in nature and mature with large lawn and planted borders.

EPC band TBC

GROUND FLOOR ENTRANCE PORCH

A part glazed door leads from the drive to the porch which has double glazed windows to front and a part glazed door to hall

ENTRANCE HALL

Doors to rooms, double radiator, coved ceiling, stairs to first floor

LIVING ROOM

A generous double aspect room with double glazed windows to front and rear, double radiator, flame effect fire with surround and hearth, door into kitchen

STUDY

Double glazed window to front, radiator, hatch to kitchen

KITCHEN/DINING ROOM

Fitted in a range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, electric cooker with extractor fan, double glazed window to rear, space for dining table, under stairs cupboard, radiator, tiled floor, door to utility room

UTILITY ROOM

Double glazed window to side, space for washing machine, tumble dryer and fridge freezer, wall mounted boiler, door into garage, door to garden and also to WC. Access to loft space, tiled flooring

GROUND FLOOR WC

Double glazed window to rear, hidden cistern WC. Hand wash basin, chrome towel rail, tiled flooring

FIRST FLOOR LANDING

Doors to all rooms, access to loft space

BEDROOM 1

Double glazed window to front, coved ceiling, radiator, built in double wardrobe

BEDROOM 2

Double glazed window to front, built in double wardrobe and separate cupboard, radiator, coved ceiling

BEDROOM 3

Double glazed window to rear, radiator

BEDROOM 4

Double glazed window to rear, radiator

BATHROOM

Double glazed window to rear with blind, recently fitted to include panel bath, wall mounted hand wash basin, walk-in shower enclosure with twin head thermostatic shower unit, low level WC. Tiled walls and flooring, towel rail

EXTERNALLY

At the front a drive for 2-3 cars leads to garage and front door. Garden area to front is laid to lawn with tree and planting.

The rear garden is a generous size and is mature in nature including a semi circular paved patio terrace, an area of lawn with planted borders and greenhouse. side access gate.

Attached garage with motorised up and over door, power and light, personal door to rear.

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@lillingtons-estates.co.uk

Council Tax Band: E

Tenure: Leasehold

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

Fixtures & Fittings: Carpets, cooker and extractor, blinds

The property is not listed

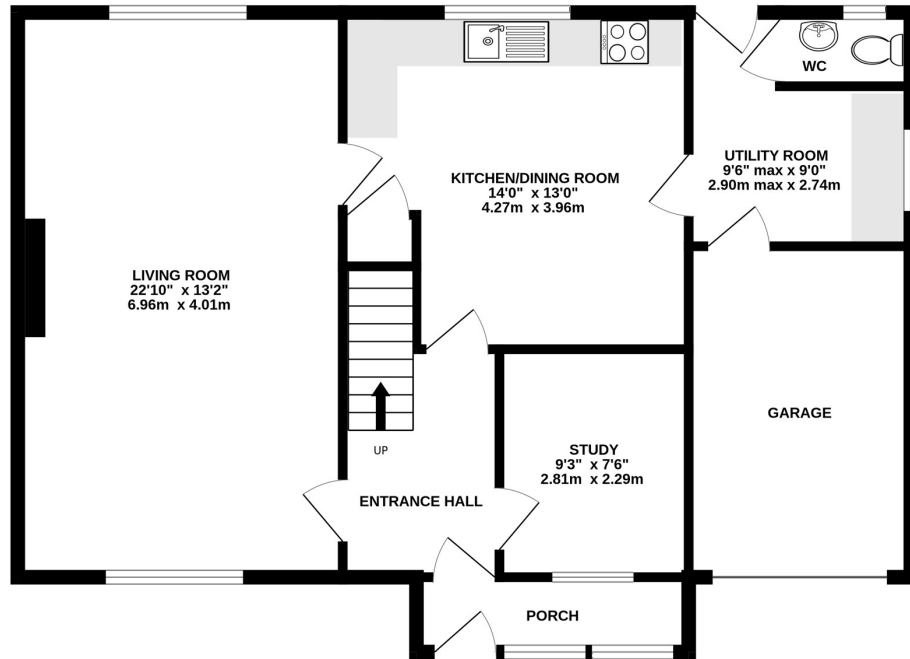
DIRECTIONS

From the town centre head out on Lamplugh Road towards Oakhurst and the A66. Turn right into Brigham Road and follow this to the end, turning left into Harrot Hill. The property will then be located on the left hand side of the cul de sac.

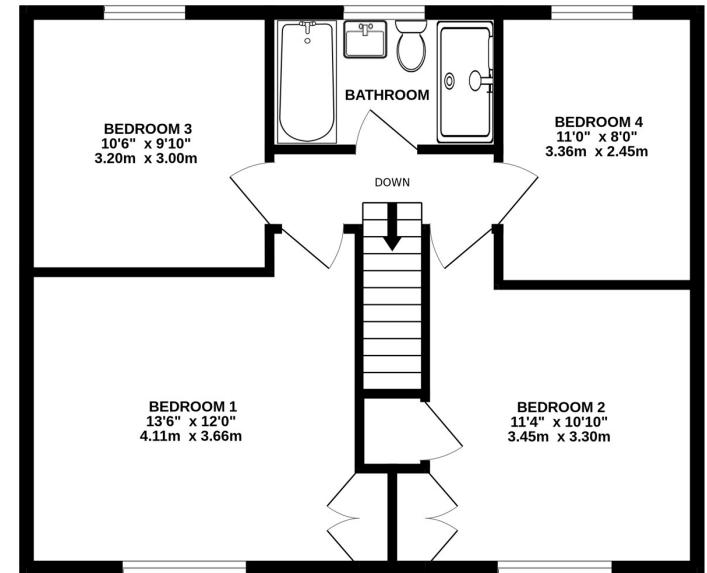




GROUND FLOOR
856 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 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.
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