

PFK

14 Dunmail Crescent, Cockermouth, Cumbria CA13 0AG

Price Guide: £265,000



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LOCATION

Situated in one of Cockermouth's most sought after areas, within an easy walk to the town centre, in catchment for Fairfield Primary School and with easy access to the A66 for commuting. Dunmail Crescent is a lovely, family friendly area. The delights of the Lake District National Park are also within easy reach.

PROPERTY DESCRIPTION

Number 14 Dunmail Crescent is a stunning, three-bedroom semi-detached property that has recently undergone an extensive renovation, resulting in the creation of a truly exceptional, head turning home. Immaculately presented throughout and situated in a highly sought-after area, this residence offers both comfort and style and is a true 'turn key' property.

Upon entering the property, you are greeted by a beautifully designed, entrance hallway, with striking feature tiled floor, setting the tone for the rest of the house. The spacious lounge boasts large front-facing windows, flooding the room with an abundance of natural light and creating a warm and inviting atmosphere. The kitchen is of the highest quality and seamlessly leads into the sunroom, which is currently being utilised as dining space. Additionally, there is a utility room, a convenient downstairs WC, and access to the integral garage - which has been cleverly transformed into an art studio.

Moving upstairs, you will find three well-appointed bedrooms, each exuding their own clever styling. The family shower room is also to a high standard. The staircase leading to the upper level is adorned with a glass balustrade, adding a touch of elegance to the overall aesthetic of the property.

Main Description Continued

Externally, the house offers off-road parking - with the advantage of electric vehicle charging point, an integral garage, and beautifully landscaped front and rear gardens. The gardens have been thoughtfully designed in a tiered, spa-like arrangement, ensuring low maintenance while still providing a serene and very useable outdoor space.

Properties of this calibre rarely become available on The Moor, making this an exceptional opportunity. To avoid disappointment, an early inspection is highly recommended to secure this desirable and trendy home.

ACCOMMODATION

L-Shaped Entrance Hallway

4.1m x 1.7m (13' 5" x 5' 7") + 4.27m x 0.8m (14' 0" x 2' 7") Accessed via attractive, new uPVC grey, front entrance door with glazed inserts and side panel. A welcoming entrance providing access to the Living Room, Kitchen and ground floor WC. Spotighting, feature modern, mosaic tiled floor and large, five-bar, vertical radiator. Stairs with feature glass balustrade set in oak surround provide access to the first floor accommodation.

WC

2.4m x 0.8m (7' 10" x 2' 7") Fitted with vanity unit incorporating WC and wash hand basin. Feature tiled floor matching that in the hallway and stylish, half height, pastel pink metro tiling.

Living Room

4.1m x 3.6m (13' 5" x 11' 10") Generously proportioned, light and airy reception room with almost floor to ceiling windows providing views to the front of the property. Ample space for four piece suite and wood effect flooring.

Kitchen

2.6m x 5.6m (8' 6" x 18' 4") An extensive, rear aspect, kitchen fitted with a modern, grey kitchen providing multiple storage options. Contrasting work surfacing incorporating sunken, stainless steel sink with mixer tap, built in double ovens, electric hob with extractor above and integrated dishwasher and fridge freezer. Spotighting, wood effect flooring matching that in the living room and open plan access to:-

Sunroom/Dining Room

2.7m x 2.4m (8' 10" x 7' 10") Beautiful, bright, additional living space - currently utilised as a dining room with ample space for six person dining table. Lovely outlook over the garden and door providing access to the rear patio area.

Utility Room

2.3m x 2.5m (7' 7" x 8' 2") Rear aspect, bright room with large window. Built in work surfacing incorporating twin-bowl Belfast sink/drainage unit with mixer tap, and space/power/plumbing beneath for washing machine. Multiple, built in, modern black storage options including integrated, full height, freezer and attractive, black and white, dog tooth style, tiled floor. Part glazed, door giving access to the rear patio and further door to the integral garage.

FIRST FLOOR

Landing

2.4m x 1.7m (7' 10" x 5' 7") With large window to side aspect, feature glazed balustrade in oak surround, wood effect flooring and generous, built in airing cupboard. Access to loft space (via hatch).

Family Shower Room

1.6m x 2.6m (5' 3" x 8' 6") Modern shower room with obscured window to rear aspect and attractive, marble effect tiling to walls and floor. Walk-in shower fitted with electric shower and glazed side screen, base vanity storage units incorporating large, wash hand basin and concealed cistern WC, additional wall storage unit, wall mounted LED mirror, towel rail and five-bar, vertical radiator. .

Principal Bedroom

3.8m x 2.8m (12' 6" x 9' 2") Front aspect, double bedroom with wood effect flooring.

Bedroom 2

2.9m x 2.8m (9' 6" x 9' 2") Rear aspect, double bedroom with wood effect flooring and view over open countryside - currently utilised as a home office.

Bedroom 3

2.4m x 2.4m (7' 10" x 7' 10") Large, front aspect, single bedroom with wood effect flooring - also currently utilised as home office space.

EXTERNALLY

Driveway Parking

A tarmac driveway leads to the integral garage and provides off road parking for several vehicles. There is also the fantastic advantage of an electric vehicle charging point installed.

Integral Garage/Studio

4.8m x 2.7m (15' 9" x 8' 10") With electric door, power and light. Currently utilised as a fabulous home art studio with false ceiling, inset lighting and tiled floor. Could be used as a garage if preferred or ideally suited for additional living/hobby space or perhaps as a playroom.

Gardens

The property sits in well proportioned gardens which have been strikingly landscaped for ease of maintenance, are well maintained and complement the property beautifully. A garden area flanks the driveway to the front of the house with paved patio seating and raised decorative stoned area, interplanted with a range of shrub and floral borders. The rear garden is substantial in size, fully enclosed with boundary fencing and has been designed in a spa-like, tiered formation incorporating mature trees, small lawned area, wooden decked spaces, decorative stoned areas and, attractive pergola with seating options below. The garden is a superb outdoor space, perfect for al fresco dining, entertaining and sitting out.

This property also benefits from unusual but extremely useful, under house storage which is positioned under the sunroom and accessed externally - perfect for bikes, canoes etc.

ADDITIONAL INFORMATION

Tenure

Freehold.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

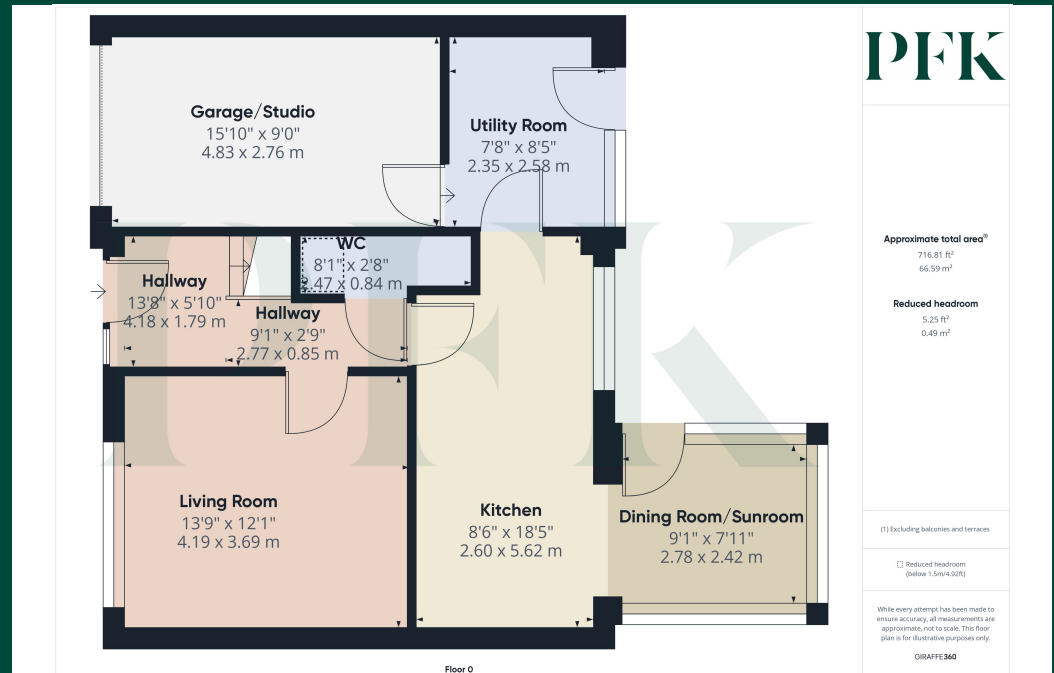
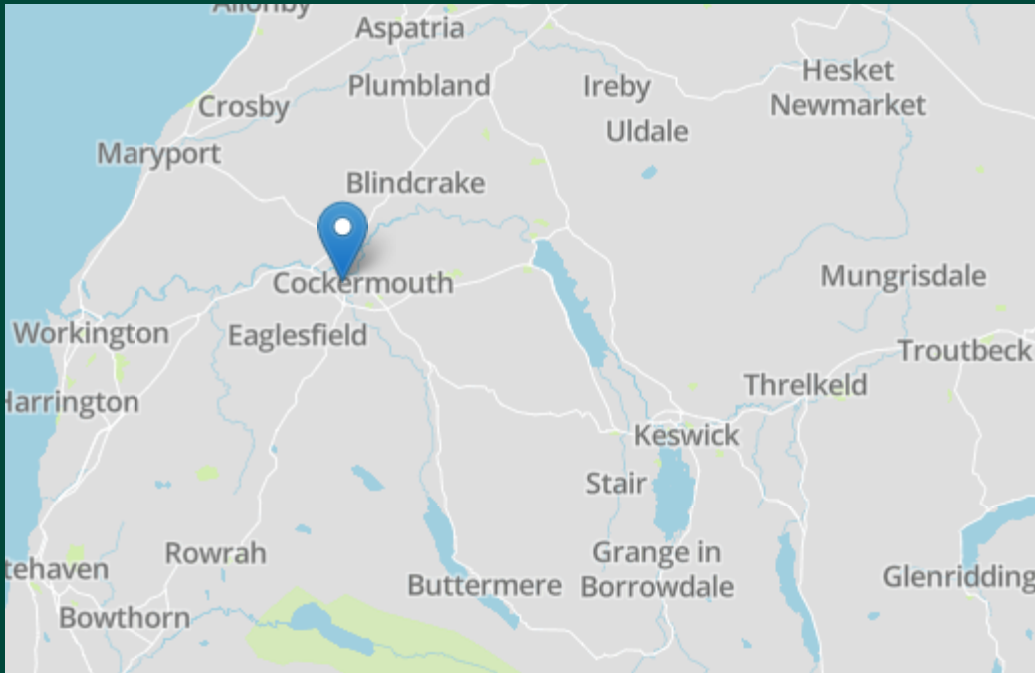
Mains gas, electricity, water and drainage. Gas central heating and double glazing installed. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Cokermonth office, 01900 826205.

Directions: The property can be located using the postcode CA13 0AG and can easily be found on Dunmail Crescent. Alternatively by using What3Words///shave.dandelions.deriving





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		

