

PFK

6 Newton Avenue, Cockermouth CA13 9FX

Guide Price: £500,000





LOCATION

Situated within Cockermouth's newest and most sought after residential development - Strawberry Grange. Offering easy access to both the Lorton Valley and Cockermouth town centre with its full range of amenities.

PROPERTY DESCRIPTION

This impeccable five bedroom detached family home sits within a quiet cul-de-sac on the incredibly sought after Strawberry Grange, benefitting from a family friendly design with multiple living areas and a social living kitchen, this is the home you've always wanted.

The accommodation is not only immaculately presented but comes with a whole host of upgrades and extras over the standard specification. Briefly comprising lounge with doors to the garden, living dining kitchen with island unit, integrated appliances, bi-fold doors to the garden and dining space for up to 10, second reception room/snug/play room or home office, utility room and cloakroom/WC to the ground floor.

To the first floor there are five true double bedrooms, so no arguing over the smallest bedroom here! The principal suite and second double bedroom are both ensuite with high end shower rooms, and a full four piece family bathroom with walk in shower cubicle.

Externally there is off road parking for two cars, an integral double garage and to the rear a lawned garden with patio area.

ACCOMMODATION

Entrance Hallway

Accessed via composite front door with glazed insert. With stairs to first floor, built in storage cupboard with twin doors, herringbone LVT flooring in an oak finish and oak doors leading to all ground floor rooms including the integral garage.

Cloakroom/WC

Fitted with WC and wash hand basin.

Reception Room 1

2.86m x 3.18m (9' 5" x 10' 5") A front aspect room with herringbone LVT flooring in an oak finish, providing a second reception room/games room/playroom/study subject to requirements.

Lounge

4.91m x 3.93m (16' 1" x 12' 11") A rear aspect, light and airy reception room with TV, telephone, broadband and satellite points, herringbone LVT flooring in an oak finish and French doors with glazed side panels giving access to the substantial rear garden.

Living/Dining/Kitchen

4.67m x 5.05m (15' 4" x 16' 7") A rear aspect room with bifold doors giving access to the rear garden.

The kitchen is fitted with a range of wall and base units in a light grey shaker style finish, with complementary wood effect work surfacing and upstands with a matching island unit in the same finishes. Integrated appliances including countertop mounted AEG induction hob with acrylic splashback and stainless steel extractor chimney over, eye level twin electric combination oven/grill and full height fridge and freezer. The island unit, which provides informal dining space for four people, has an integrated dishwasher and 1.5 bowl composite sink and drainer unit with mixer tap. Additionally there is space for an eight person dining table, herringbone LVT flooring throughout in an oak finish and oak internal door leading to the utility room.

Utility Room

1.89m x 2.31m (6' 2" x 7' 7") A side aspect room fitted with a range of wall and base units, with complementary work surfacing and upstands similar to the kitchen, incorporating composite sink and drainer unit with mixer tap. Plumbing for integral washer dryer, herringbone LVT flooring in an oak finish and UPVC door leading to the side of the property.

FIRST FLOOR LANDING

With built in airing cupboard, loft access hatch and oak internal doors leading to all first floor rooms.

Bedroom 1- Principal Bedroom

4.98m x 4.01m (16' 4" x 13' 2") A front aspect light and airy substantial double bedroom with TV point and USB charging points.

Ensuite Shower Room

1.31m x 3.29m (4' 4" x 10' 10") Fitted with three piece suite comprising walk in shower cubicle with mains shower, raindrop shower head and additional hand held shower attachment, wash hand basin and WC, vertical heated chrome towel rail, part tiled walls and tiled flooring.

Bedroom 2

4.06m x 2.91m (13' 4" x 9' 7") Rear aspect double bedroom.

Ensuite Shower Room 2

2.83m x 1.19m (9' 3" x 3' 11") Fitted with three piece suite comprising walk in shower cubicle with mains shower, raindrop shower head and additional handheld shower attachment, WC and wash hand basin, part tiled walls and tiled flooring, vertical heated chrome towel rail and obscured rear aspect window.

Bedroom 3

2.85m x 2.80m (9' 4" x 9' 2") Rear aspect double bedroom.

Bedroom 4

4.02m x 2.93m (13' 2" x 9' 7") Rear aspect double bedroom.

Bedroom 5

5.06m x 3.85m (max) (16' 7" x 12' 8") Substantial, front aspect double bedroom.

Family Bathroom

2.94m x 2.36m (9' 8" x 7' 9") Fitted with four piece suite comprising walk in shower cubicle with mains shower, raindrop shower head and additional hand held shower attachment, bath with hand held shower attachment, WC and wash hand basin. Part tiled walls and tiled flooring, vertical heated chrome towel rail and obscured side aspect window.

EXTERNALLY

Gardens and Parking

To the front of the property there is a lawned garden area with block paved offroad parking on the driveway for two cars. To the rear, the enclosed garden is laid mainly to lawn with patio seating area and external water tap.

Garage

4.89m x 5.29m (16' 1" x 17' 4") Integral double garage with up and over door, power and lighting.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is B.

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

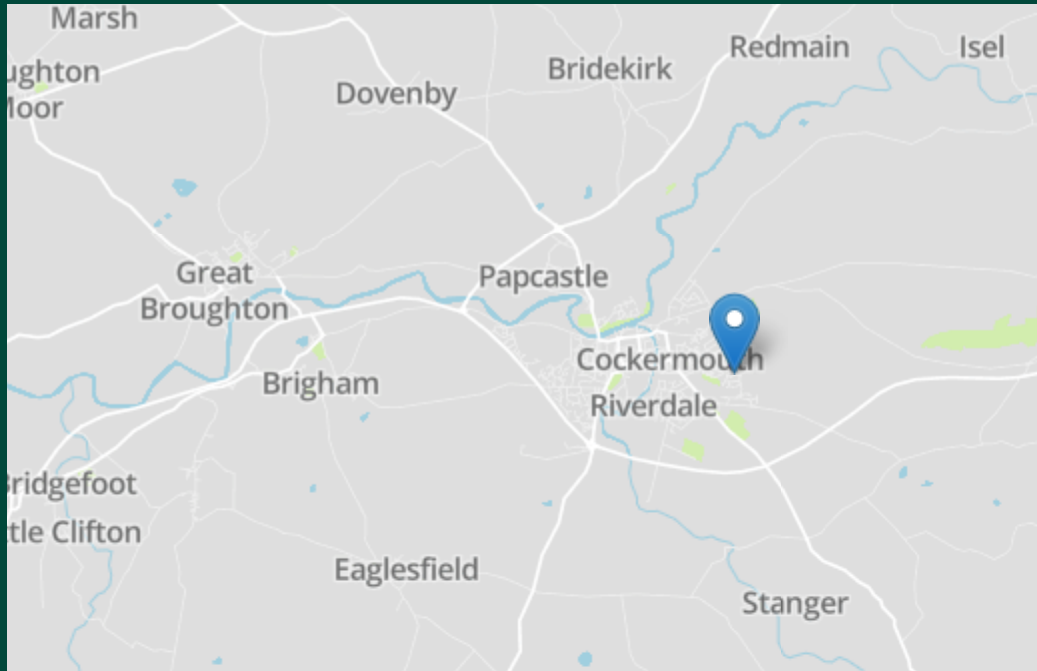
Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working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

Council Tax: Band F

Viewing: Through our Cockermouth office, 01900 826205.

Directions: Turn left at the traffic lights on Station Street, on to Lorton Road and continue round the corner on to Lorton Road. After the churchyard gates, fork left on to Strawberry How Road then turn into Strawberry Grange. Follow the road and at the T junction turn left, head over the bridge and take the second left, follow the road to the right and the turning into Newton Avenue can be found on the left.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		