

PFK

31 St Bridgets Close, Brigham, Cockermouth, Cumbria CA13 0DJ

Guide Price: £285,000





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LOCATION

Situated within the popular village of Brigham, some two miles to the west of Cockermouth, offering easy access via the A66 to the western Lakes and west coast employment centres. Brigham benefits from an excellent primary school, and falls within the catchment for the highly rated Cockermouth Secondary School.

PROPERTY DESCRIPTION

Nestled in the charming village of Brigham, 31 St Bridgets Close is a turnkey family home situated on a popular, newly built residential estate. Crafted with meticulous attention to detail, this 4 bed, 3 bath, semi-detached townhouse style property offers a delightful blend of comfort and style, boasting impeccable finishes throughout.

This stunning accommodation offers a lounge/dining room that seamlessly connects to the beautiful garden through French doors. The kitchen is of high quality and the ground floor also features a convenient cloakroom/WC. Moving up to the first floor, there is a luxurious principal bedroom with ensuite shower room, together with two further bedrooms and a three piece family bathroom. To the second floor, there is a generously sized double bedroom and a separate shower room, creating a perfect principal suite for parents or teenagers.

Externally to the front, the property provides ample offroad parking on a block paved driveway and to the rear there is an easy maintained lawned garden with a delightful patio area, ideal for outdoor relaxation and entertaining. With its move-in ready condition and an abundance of living space, this home is truly a must see opportunity that you wouldn't want to miss out on.

ACCOMMODATION

Entrance Hall

Accessed via part glazed composite door. With stairs to the first floor, large storage cupboard, laminate flooring and doors leading to ground floor rooms.

Cloakroom/WC

1.3m x 0.9m (4' 3" x 2' 11") Fitted with WC, wash hand basin and obscured front aspect window.

Kitchen

3.2m x 2.4m (10' 6" x 7' 10") Fitted with a range of matching wall and base units in a grey finish, with complementary work surfacing and upstands incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include four burner, countertop mounted gas hob with stainless steel extractor over, eye level electric oven/grill, dishwasher, fridge/freezer and washing machine. Spotlighting, laminate flooring and front aspect window.

Living/Dining Room

4.6m x 4.5m (15' 1" x 14' 9") A generous, dual aspect reception room with French doors giving access out to the rear garden, storage cupboard and ample space for a four to six person dining table.

FIRST FLOOR LANDING

With stairs to the second floor and doors to first floor rooms.

Bedroom 1

2.7m x 3.3m (8' 10" x 10' 10") A rear aspect double bedroom with door to ensuite.

Ensuite Shower Room

Fitted with three piece suite comprising shower cubicle with mains shower, WC and wash hand basin, vertical heated chrome towel rail, part tiled walls and tiled flooring.

Family Bathroom

1.7m x 2.3m (5' 7" x 7' 7") Fitted with three piece suite comprising bath with mains shower over, wash hand basin on vanity unit and WC, part tiled walls and tiled flooring, vertical heated chrome towel rail, spotlighting and obscured side aspect window.

Bedroom 2

3.3m x 2.3m (10' 10" x 7' 7") A front aspect double bedroom.

Bedroom 3

2.2m x 2.0m (7' 3" x 6' 7") A front aspect, large single bedroom, currently used as an office.

SECOND FLOOR LANDING

With ample storage space, Velux window and doors to second floor rooms.

Bedroom 4 - Principal Bedroom

3.9m x 3.2m (12' 10" x 10' 6") A generous front aspect double bedroom with storage cupboard and enjoying views over the village.

Shower Room

1.6m x 2.1m (5' 3" x 6' 11") Fitted with three piece suite comprising walk in shower cubicle with mains shower, WC and wash hand basin Vertical heated chrome towel rail, Velux window, part tiled walls and tile effect flooring.

EXTERNALLY

Gardens and Parking

To the front there is driveway parking for three to four cars and to the rear, the enclosed garden has a lawned area with patio seating and raised beds. Gated side access leads back round to the front which provides a convenient space for refuse bin storage.

EXTERNALLY

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 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 2022 was £260.48; 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

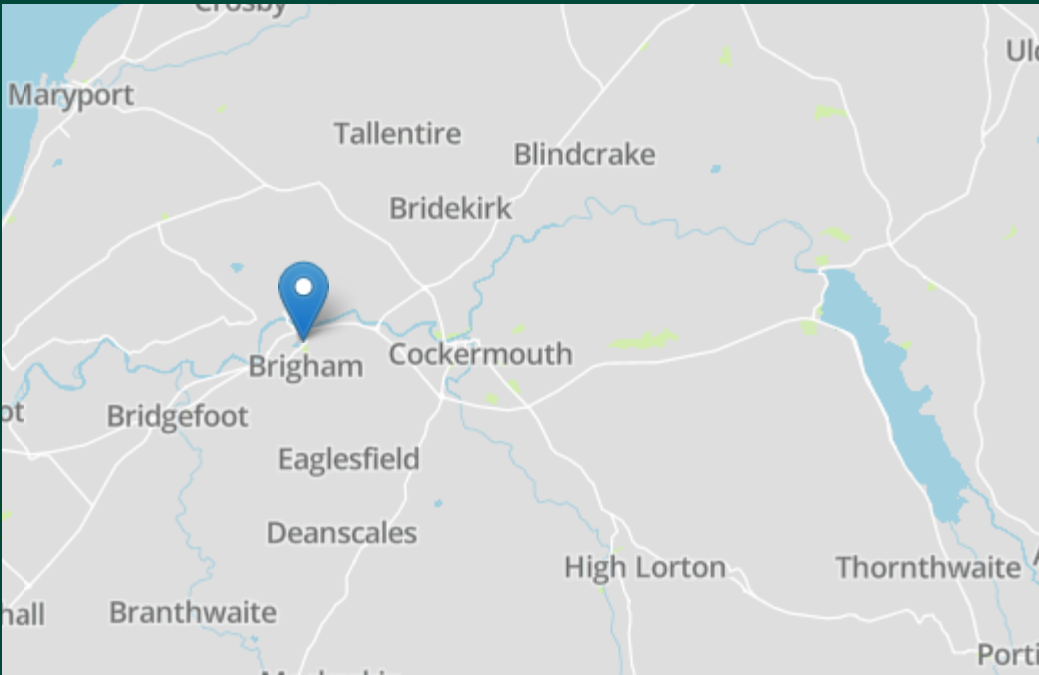
Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working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

Council Tax: Band D

Viewing: Through our Cocker mouth office, 01900 826205.

Directions: From Cocker mouth travelling west along the A66, at the staggered Brigham/Great Broughton crossroads turn left and follow the road round to Lime Kiln House. Take the next right hand turn into St Bridget's Close, bearing right again and the property can be found on the right hand side. Alternatively the estate can be found by using what3words location [fluxed.remotest.greet](https://www.what3words.com/location/fluxed.remotest.greet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

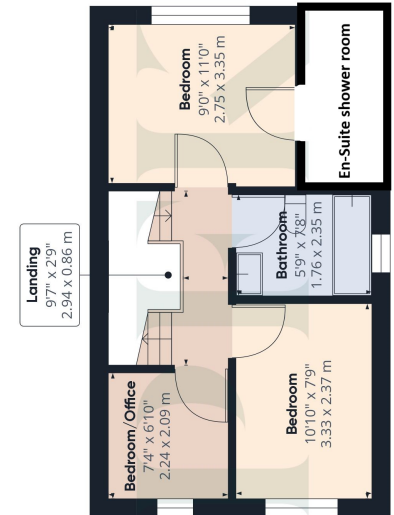
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Approximate total area¹
984.95 ft²
91.5 m²

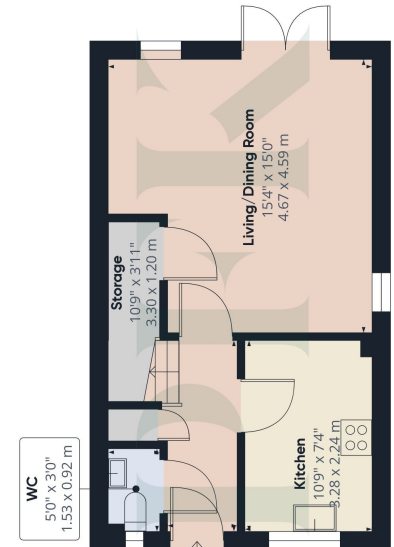
Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should not be relied upon for planning or other legal purposes only.

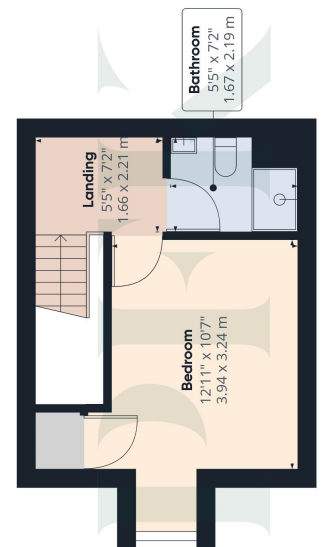
GIRAFFE360



Floor 1



Floor 0



Floor 2