



36 ST BRIDGETS CLOSE | BRIGHAM | COCKERMOUTH | CUMBRIA | CA13 0DJ

PRICE £375,000







## SUMMARY

We have fallen for this gorgeous recently built detached home on the outskirts of the village of Brigham which is offered for sale chain free. A perfect family home with a school bus stop close by, the property includes an entrance hall, a lovely living room with box bay window, a stunning open plan kitchen/dining room, a useful utility and ground floor WC, a large main bedroom with separate dressing area plus en-suite shower room, three further bedrooms and a luxury family bathroom with tv over the bath and a separate shower enclosure. The former show-home also benefits from a garage with insulated door and tiled flooring, plus a large triple width drive and a super enclosed private garden to the rear.

EPC band B

## GROUND FLOOR ENTRANCE HALL

Part double glazed PVC door leads into hall with doors to rooms and garage, radiator, stairs to first floor, under stairs storage cupboard, tiled floor

## LIVING ROOM

Box bay double glazed window to front, double glazed window to side, electric fire, double radiator

## KITCHEN/DINING ROOM

An open plan room with a kitchen area fitted in a stylish range of base and wall mounted units with Corian type work surfaces, single drainer sink unit, breakfast bar, electric hob with oven and extractor, integrated microwave, dishwasher, wine cooler and full height fridge and freezer, double glazed window to rear. Dining area with space for table and chairs, double glazed window to side, double glazed French doors to garden, space for sofa, tiled flooring, door to utility room

## UTILITY ROOM

Fitted cupboards and work surfaces, boiler in cupboard, space for washing machine and tumble dryer, part double glazed door to garden, radiator, tiled floor, door to WC

## GROUND FLOOR WC

Double glazed window to rear, low level WC. Hand wash basin, radiator, extractor fan, tiled flooring

## FIRST FLOOR LANDING

Doors to rooms, double radiator, access ladder to partly boarded loft space, two built in cupboards

## BEDROOM 1

Double glazed window to front, double radiator, opening into dressing room, door to en-suite

## DRESSING ROOM

Double glazed window to front, built in wardrobes to two walls

## EN-SUITE SHOWER ROOM

Double glazed window to side, double shower enclosure with thermostatic shower unit, hand wash basin with cupboards under, low level WC. Chrome towel rail, tiled walls and flooring, extractor

## BEDROOM 2

Double glazed window to rear, double radiator, built in wardrobes

## BEDROOM 3

Double glazed window to front, double radiator, wardrobe recess

## BEDROOM 4

Double glazed window to front, radiator, wardrobe recess

## BATHROOM

Double glazed window to rear, panel bath with wall mounted TV over, separate shower enclosure with thermostatic shower unit, hand wash basin with cupboards under, low level WC. Tiled walls and floor, chrome towel rail

## EXTERNALLY

The property benefits from a large frontage which is laid to block paving and has space for three vehicles to park. Access to integral garage and front door. Area with planting to one corner and side gate to rear garden. The rear garden is enclosed and includes a paved patio area with storage shed to one side of the house, the rest is laid to lawn with a raised border to one side. At the far end there is a pergola with integrated seating for entertaining. The integral garage has twin opening insulated doors, tiled flooring and a door to the side leading to garden, plus another leading into the hallway, power and light connected.

## 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: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor, integrated dishwasher, wine cooler, microwave, fridge and freezer, shed.

Broadband type & speed: Standard 4Mbps / Superfast 50Mbps / Ultrafast 100Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates all networks have limited service indoors but all have signal outside Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

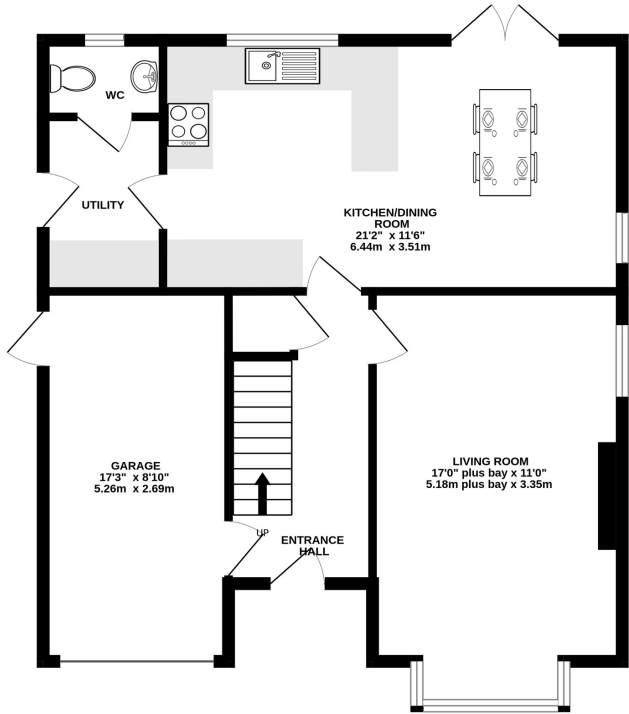
From Cockermouth head West on the A66 towards Workington and take the left turn to Brigham passing the church. Follow the road round the sharp right bend and then turn right into St Bridgets Close. The property will then be found on the right hand side.



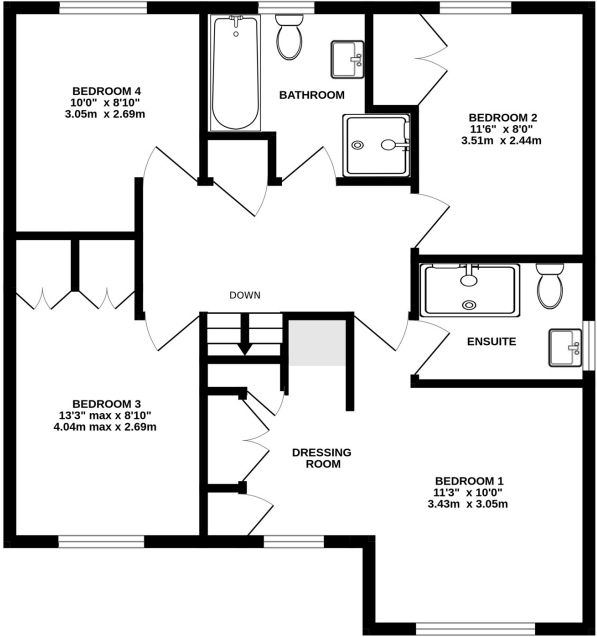




GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 1440 sq.ft. (133.8 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 ©2024

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.

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