



THE BIRCHES | 26A BRIGHAM ROAD | COCKERMOUTH | CA13 0AX

PRICE £400,000





SUMMARY

We are in love with this fabulous detached home located in an incredibly popular part of town which has been remodelled and completely refurbished to an extremely high standard! Providing versatile accommodation including potential ground floor annexe with bedroom, wet room and kitchenette (ideal for a relative or graduate returning home), the property currently includes an elegant entrance hall with bespoke under stairs storage solutions, gorgeous open plan living accommodation with living area & stove, dining area with bi-fold doors into garden and a luxury kitchen with quartz worktops and Neff appliances, a family room/bedroom 4 with adjacent wet room and utility room (the potential annexe), three double first floor bedrooms, a statement landing and a stunning bathroom with freestanding bath plus wet room shower area. The bathrooms both benefit from under floor heating. In addition there is a wealth of block paved parking to the front plus a lovely enclosed garden to the rear. One viewing is all it will take to fall in love here...

EPC band D

GROUND FLOOR ENTRANCE HALL

A part glazed composite front door leads into hall which has wooden doors to rooms, double glazed window to rear, a bespoke oak staircase rising to first floor with pull out storage cupboards under, tiled flooring with under floor heating

LIVING/DINING/KITCHEN

A generous L-shaped area providing fabulous open plan living space and subdivided into three areas:

Living area has double glazed window to front, a feature brick chimney breast with multi fuel stove and hearth, radiator, Camaro wood style herringbone pattern flooring

The dining area has bi-fold doors opening into garden, radiator, space for family table and chairs with Camaro wood style flooring, opening to kitchen

The kitchen is fitted in a range of high quality base and wall mounted units with quartz worktops and breakfast bar, pull out larder unit, wall unit underlighting and LED kickboard lighting, inset sink unit, 5 zone induction hob with extractor, integrated bin unit, wine cooler, double oven and microwave, integrated fridge freezer and dishwasher, double glazed window to rear, Camaro wood style flooring

BEDROOM 4/FAMILY ROOM

A versatile room perfect for a reception room, office or guest bedroom and with potential to create a mini annexe using the adjacent wet room and the utility as a kitchenette. Double glazed windows to front and rear, built in cupboard, wood style flooring

UTILITY ROOM

Doors to bedroom 4 and shower room, space for washing machine and tumble dryer with worktop over, under floor heating

GROUND FLOOR SHOWER ROOM

An L-shaped room finished as a wet room with a shower area plus floor drain and twin head thermostatic shower unit, corner low level WC, towel rail/radiator unit, hand wash basin in vanity style unit, extractor fan, double glazed window to side, tiling to walls and floor with under floor heating

FIRST FLOOR LANDING

Double glazed window to side, wooden doors to rooms, stylish bannisters, built in cupboard

BEDROOM 1

Double glazed window to front, radiator, coved ceiling, built in wardrobe with sliding doors and automatic lights

BEDROOM 2

Double glazed window to rear, radiator, built in cupboard with twin doors and automatic lighting

BEDROOM 3

Double glazed window to front, radiator, built in wardrobes with sliding doors

BATHROOM

A gorgeous statement bathroom fitted to include stylish freestanding bath with pillar tap, bowl sink unit set on three drawer unit, wet room shower area with glass block wall, floor drain and rainfall showerhead, corner low level WC. Slate type tiling to walls and flooring plus under floor heating, double glazed window to rear.

EXTERNALLY

The property is well set back from the roadside with a block paved parking area on the front for at least 4 vehicles. A path to one side leads down to the front door and gate into the rear garden. The rear garden is enclosed and includes a shaped patio terrace with bi-fold doors opening into living accommodation, an area of lawn and a raised decking area at the far end.

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: D

Tenure: Freehold

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

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

Broadband type & speed: Standard 16Mbps/Superfast 80 Mbps

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

The property is not listed

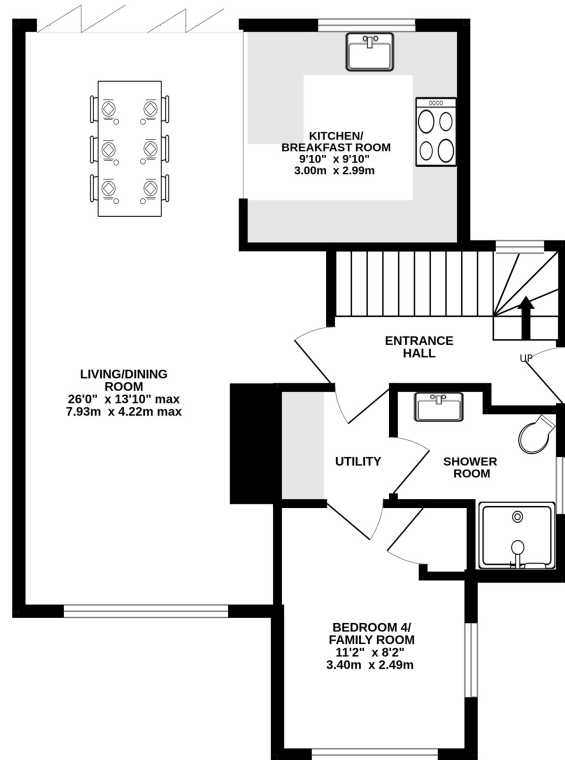
DIRECTIONS

From the office head up onto Lamplugh road towards Starbucks. Take a right turn into Brigham Road and the property will be set back on the right hand side about 200yds along.

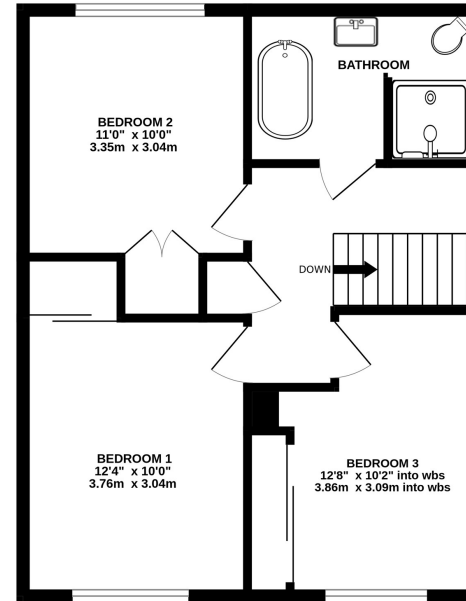




GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 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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www.lillingtons-estates.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			