



14 LOWESWATER CLOSE | COCKERMOUTH | CUMBRIA | CA13 9LL

PRICE £300,000





## SUMMARY

We just can't understand how a three bedroom detached house was built on a plot so large but as a result this property is going to appeal to a wide variety of buyers, from those wanting to extend to those mad keen on gardens and creating leisure space at home! The wrap-around gardens may be the unique feature here but the house itself is deceptively generous and includes an entrance hall and ground floor WC, a large double aspect living room with bay window, a separate dining room and large kitchen (knock it into one), a lengthy garage with utility area at the rear, a main bedroom with dressing area and en-suite, two further bedrooms and family bathroom. There is no doubt this is a rare find and a way to create a forever home

EPC band TBC

## GROUND FLOOR ENTRANCE HALL

A part double glazed PVC door leads into hall with double glazed windows to either side, doors to rooms, radiator, stairs to first floor, coved ceiling, wood style flooring

## GROUND FLOOR WC

Tiled walls, low level WC. hand wash basin with cupboard under, chrome towel rail, extractor fan

## DINING ROOM

Double glazed window to front, radiator, space for table and chairs, coved ceiling

## LIVING ROOM

Box bay double glazed window to front, two double radiators, sliding patio doors to rear garden, electric fire with surround and hearth, coved ceiling

## KITCHEN

Double glazed window to rear, fitted base and wall units with work tops, single drainer sink unit with tiled splashback, space for electric cooker with extractor fan over, space for dishwasher and fridge, door into garage

## FIRST FLOOR LANDING

Arch double glazed window to rear, doors to rooms, access to loft space

## BEDROOM 1

double glazed window to front with views over the town, radiator, built in double and single wardrobes, open to dressing area and en-suite

## EN-SUITE

An opening from the bedroom leads into a vanity area with double glazed window to side, sink unit, dressing table, door to shower room. the shower room has double glazed window to rear, shower cubicle with thermostatic shower unit, low level WC. Radiator, extractor fan

## BEDROOM 2

Double glazed window to front with views over the town, radiator

## BEDROOM 3

Double glazed window to rear, radiator

## BATHROOM

Double glazed window to front, panel bath with shower attachment and screen, hand wash basin with cupboard under, hidden cistern WC. Built in airing cupboard, towel rail, extractor fan

## EXTERNALLY

The property benefits from an extensive plot with gardens to all sides, perfect to extend the house (subject to planning permission) or for keen gardeners who want to create a wonderful leisure space at home. the gardens are currently grassed and ready for cultivation. Drive to garage and path to front door.

## ATTACHED GARAGE

The generous length garage has an up and over door, wall mounted boiler, water tap, power and light. Utility area at the rear with single drainer sink unit, cupboard and worktop, space for washing machine, tumble dryer and fridge freezer, double glazed window to rear, part glazed door to garden

## 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](mailto:cockermouth@lillingtons-estates.co.uk)

Council Tax Band: D

Tenure: Freehold

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

Fixtures & Fittings: Carpets

Broadband type & speeds available: Standard 14Mbps / Superfast 79Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates 3 network has service indoors but others have limited service and Vodafone none. All providers have service outside. Our valuer noted that he did have service on Vodafone inside the property.

Planning permission passed in the immediate area: None known

The property is not listed

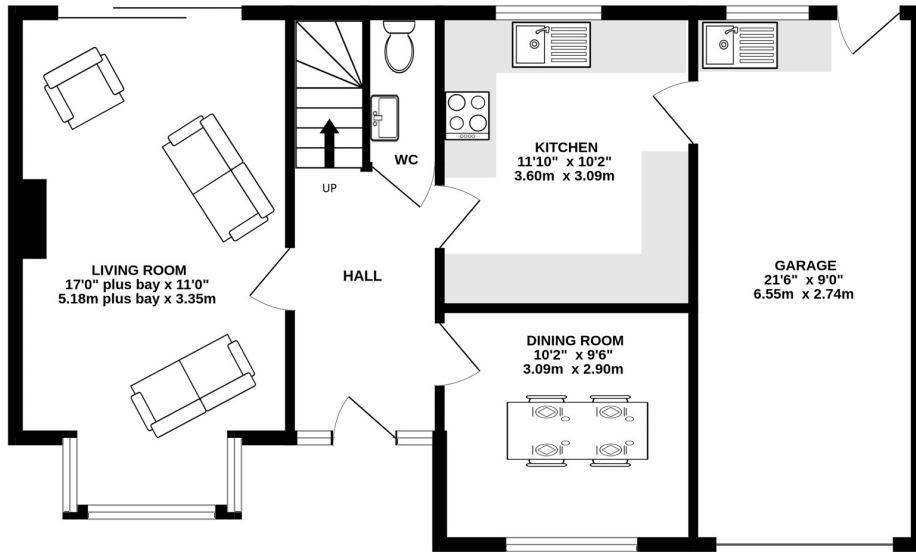
## DIRECTIONS

From the office turn left into Victoria Road and at the sharp right hand bend turn left into the top of Kirkgate. Bear right onto Windmill lane and take the 7th turning on the left into Slatefell Drive. Turn right into Gable Avenue and then right again into Loweswater Close. The property sits at the head of the cul de sac.

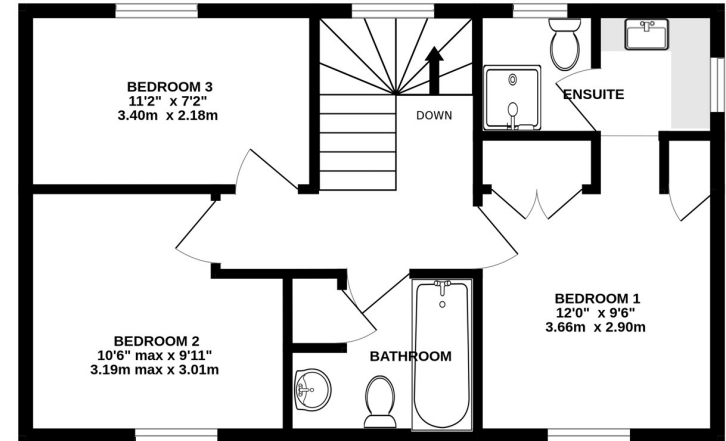




GROUND FLOOR  
712 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 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.  
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