

PFK

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

Guide Price: £400,000





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

36 St Bridgets Close is a contemporary four bed, two bath family home being sold with no onward chain, enjoying a private plot and high quality finishes, with ample space for a growing family. Sat on a sought after modern estate in the popular village of Brigham, with its highly regarded primary school which feeds into Cockermouth secondary.

The accommodation is well presented and comprises lounge, living/dining/kitchen with French doors out to the garden, utility room and cloakroom/WC to the ground floor. To the first floor, there is a principal bedroom with ensuite shower room and dressing area, three further double bedrooms and a four piece family bathroom with walk in shower.

Externally to the front, there is parking for three on the block paved driveway, an integral garage which has been converted to use as a home gym, but equally can provide a home office or workshop space or still be a garage if required. To the rear is a private landscaped garden, laid mainly to lawn with raised beds and borders, patio seating area and decked area with pergola.

With family homes in Brigham being highly prized, an early inspection is a must to avoid missing out.

ACCOMMODATION

Entrance Hall

Accessed via part glazed composite front door. Stairs to the first floor with built in understairs storage cupboard, tiled flooring, doors giving access to the ground floor rooms and lockable door leading into the integral garage.

Lounge

3.29m x 5.22m (10' 10" x 17' 2") A front aspect reception room with contemporary bay style window, Living Flame effect electric fire, TV, telephone and broadband points.

Living/Dining/Kitchen

3.48m x 6.43m (11' 5" x 21' 1") A rear aspect room with UPVC French doors leading out to the garden. The kitchen is fitted with a range of wall and base units in a contemporary grey finish, with complementary Silestone work surfacing and upstands, incorporating 1.5 bowl composite sink and drainer unit with mixer tap. Integrated appliances including four burner counter top mounted induction hob with acrylic splashback, wine fridge, dishwasher and eye level electric oven/grill/microwave. Informal breakfast bar dining for three, space for a six to eight person dining table, tiled flooring and door leading to the utility room and the cloakroom/WC.

Utility Room

1.90m x 2.45m (6' 3" x 8' 0") Fitted with the same wall and base units and work surfacing as the kitchen, plumbing for under counter washing machine and tumble dryer, wall mounted shelving, tiled flooring and composite door leading out to the side of the property.

Cloakroom/WC

Fitted with WC, wash hand basin and tiled flooring.

FIRST FLOOR LANDING

With loft access hatch, two built in storage cupboards and doors giving access to all first floor rooms.

Principal Bedroom

4.39m x 4.90m (max) (14' 5" x 16' 1") A front aspect, large double bedroom with TV point and walk in dressing area with built in bedroom furniture and shelving.

Ensuite Shower Room

2.34m x 1.79m (7' 8" x 5' 10") Fitted with a three piece suite comprising double, walk in shower cubicle with mains shower, WC, and wash hand basin set on a built in vanity unit. Tiled walls and flooring, vertical heated chrome towel rail and obscured side aspect window.

Bedroom 2

2.37m x 3.48m (7' 9" x 11' 5") A rear aspect double bedroom with TV point and fitted wardrobes.

Bedroom 3

3.04m x 2.65m (10' 0" x 8' 8") A further, rear aspect double bedroom with TV point.

Bedroom 4

2.65m x 4.66m (8' 8" x 15' 3") A front aspect double bedroom with TV point.

Family Bathroom

2.39m x 2.31m (7' 10" x 7' 7") Fitted with a four piece suite comprising walk in shower cubicle with mains shower, WC, wash hand basin set in a built in vanity unit and bath with TV over. Tiled walls and flooring, spotlighting, vertical heated chrome towel rail and obscured rear aspect window.

EXTERNALLY

Gardens and Parking

To the front of the property there is block paved, offroad parking for two to three cars leading to the integral garage, with electric car charging point and side access leading around to the rear. The enclosed, private rear garden is not overlooked and is mainly laid to lawn with patio seating area, mature raised beds and borders, and decking area with wooden seating and pergola.

Garage

5.29m x 2.54m (17' 4" x 8' 4") With insulated door and spotlighting, the garage has been fully plastered and is now utilised as a home gym/storage room.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is B.

Management Fees

We understand that annual Management Fees are applicable to the property to cover maintenance and upkeep of communal areas - figure TBC.

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 2023 was £222.00; 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

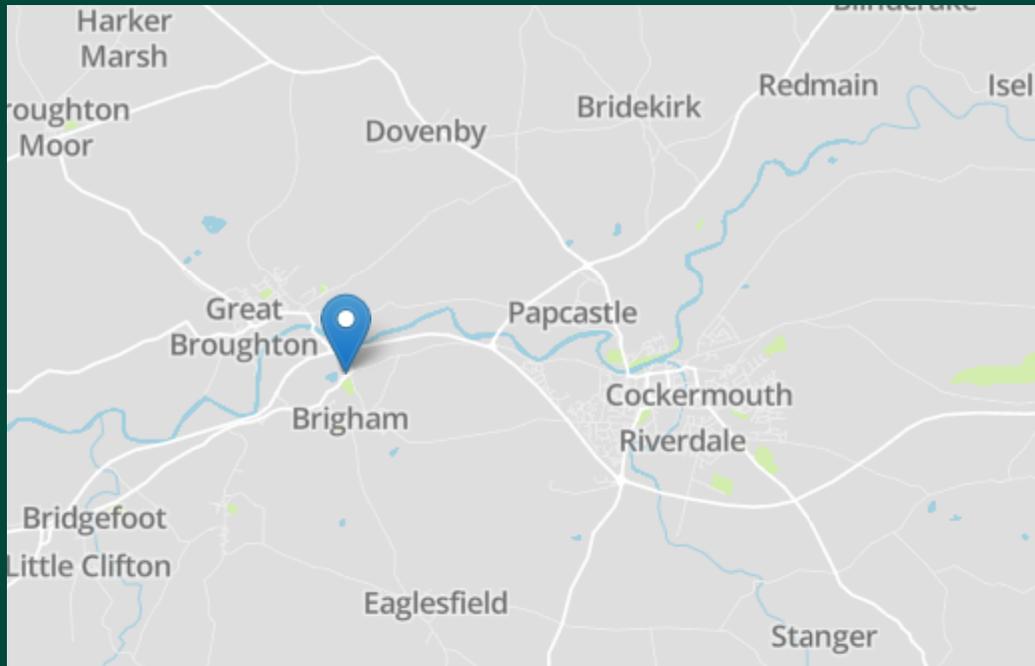
Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

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, where the property can be found on the right hand side.





| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | 92 |
| (81-91) | B | 83 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |