



4 ROSE GARTH | COCKERMOUTH | CUMBRIA | CA13 9DD

PRICE £495,000



Lillingtons
Estate Agents



SUMMARY

Extended, re-modelled and renovated to an extremely high standard, this detached bungalow is an absolute must see! Lovingly created, the owners have allowed the accommodation to fill with natural light and it provides the contemporary open plan living that so many of us crave. The statement room is of course the kitchen/dining/living room which at nearly 35' in length with a vaulted ceiling, plus bi-fold doors to garden and a feature gable end wall is just glorious. The kitchen area is fitted with high quality units including a centre island. In addition there is a separate family room with French doors to garden, a lovely spacious hallway, a main bedroom with wardrobes and an en-suite wet room with twin sinks, two further bedrooms and a gorgeous bathroom with wet room shower area and freestanding bath. The extension does not mean the plot is compromised and there is a delightful landscaped garden with a block paved hardstanding to the front, leading to a newly built detached garage. A simply stunning and unique home and one sure to sell fast!

EPC band E



ENTRANCE HALL

A part double glazed composite front door leads into hall with window beside, cast iron style radiator, built in cupboard, access to loft space, wood style flooring, doors to rooms and double doors leading into Snug/family room

SNUG/FAMILY ROOM

A generous and versatile room with double glazed French doors to garden, vertical radiator, coved ceiling, wood style flooring

LIVING/DINING/KITCHEN

A generous open plan room, undoubtedly the heart of the home, with vaulted ceiling and exposed A-frame timbers. the kitchen area is fitted in a modern stylish range of base and wall mounted units with granite worktops, inset sink unit, instant hot water tap, centre island including breakfast bar with self-extracting electric induction hob and twin ovens, integrated fridge and dishwasher, double glazed feature window to front.

The dining area has ample space for table and chairs, Velux window to side, opening into snug.

The living area has a feature glazed gable end window to rear and bi-fold doors into garden to the side.

Wood style flooring with under floor heating throughout the room

BEDROOM 1

Double glazed window to front, coved ceiling, cast iron style radiator, built in wardrobes to one wall, wood style flooring, sliding door to en-suite

EN-SUITE WET ROOM

Double glazed window to side, wet room style shower area with floor drain, twin sinks in vanity style unit, hidden cistern WC. Radiator/towel rail unit, extractor fan, tiled walls and flooring



BEDROOM 2

Double glazed window to front, cast iron style radiator, coved ceiling, wood style flooring

BEDROOM 3

Double glazed window to rear, cast iron style radiator, coved ceiling, wood style flooring

BATHROOM

Double glazed window to rear, freestanding bath with pillar tap, hand wash basin with cupboards under, low level WC. Wet room shower area with floor drain, radiator/towel rail, extractor fan, tiled flooring

EXTERNALLY

The property benefits from a good frontage at the head of the cul de sac with an area of lawn, parking area laid with sets and drive to adjacent garage. Path to front door and side path to rear garden. the rear garden is a good size despite the extension and includes a paved patio terrace, lawn and raised borders to boundaries.

Detached garage with up and over door, 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

cockermonth@lillingtons-estates.co.uk

Council Tax Band: C

Tenure: Freehold

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

Fixtures & Fittings: Carpets, blinds, oven hob and extractor, integrated dishwasher and fridge

Broadband type & speed: Standard 15Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates all providers have good service outdoors but all have limited service indoors

Planning permission passed in the immediate area: None known

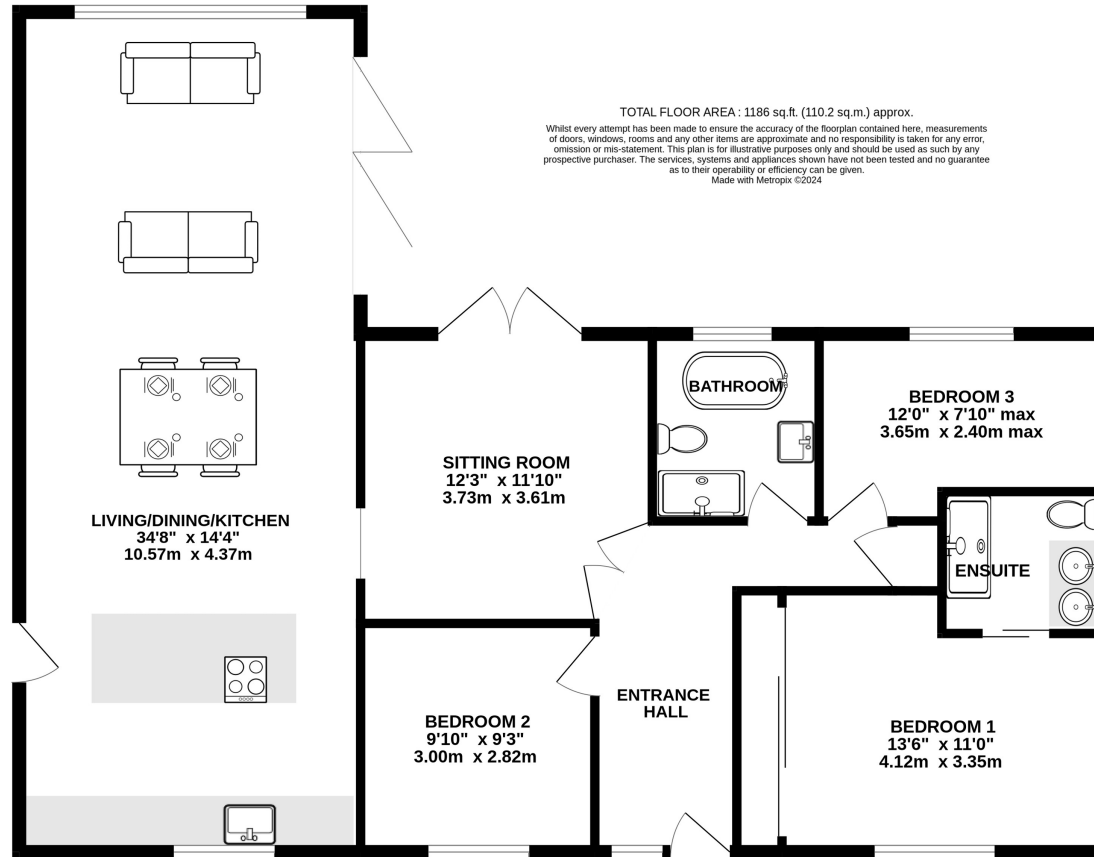
The property is not listed

DIRECTIONS

From the office turn left at the traffic lights onto Victoria Road and continue round the sharp right bend onto Lorton road. Take the 2nd main turning on the right into Rose Lane and then right again into Rose Garth where the property will be located at the head of the cul de sac



GROUND FLOOR 1186 sq.ft. (110.2 sq.m.) approx.



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.

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58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			