

# PFK

11 The Parklands, Cockermouth, Cumbria CA13 0XJ

Price Guide: £525,000









## LOCATION

Located on the ever popular Parklands estate, this family home is one of only five of this design and stands on the largest plot on the estate. Number 11 is tucked away in a small cul-de-sac and enjoys an open outlook over the wooded area of The Fitz grounds. Cockermouth caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, hotels and public houses, bus and railway stations, park and a good selection of sports/leisure facilities. This is a peaceful base from which to explore the magnificent surrounding countryside, together with the lakes and fells of the Lake District National Park.

## PROPERTY DESCRIPTION

11 The Parklands is a superb four bed, three reception family home offering an exceptional standard of flexible, family friendly living, in a highly sought after area.

Comprising lounge with brick feature fireplace and multi fuel stove, dining room/2nd reception room, study, contemporary dining kitchen, utility room and cloakroom/WC to the ground floor. To the first floor there is a generous principal suite with recently installed ensuite shower room, a second ensuite double bedroom, two further double bedrooms and a family bathroom.

Externally the property sits in a small cul-de-sac and enjoys the largest plot on the estate, with superlative wraparound gardens, designed to maximise enjoyment whilst creating manageable maintenance. Consisting of two lawned areas, patio seating, terraced areas with a wide variety of mature perennials and shrubbery, summer house, double garage and offroad parking for three cars, the rear of the property enjoys delightful views over the grounds of The Fitz.

## ACCOMMODATION

### Entrance Porch

Accessed via part glazed front door. With decorative covings and part glazed double doors leading into the hallway.

### Hallway

With decorative covings, stairs to the first floor with understairs storage cupboard and doors giving access to the ground floor rooms.

### Cloakroom/WC

Fitted with WC and wash hand basin with tiled splashback.

### Lounge

4.92m x 4.01m (16' 2" x 13' 2") A fantastic, light and airy front aspect reception room accessed via part glazed double doors from the hallway. With decorative covings, multifuel stove in a brick built fireplace with feature surround and alcove seating, TV and Sky points.

### Dining Room

3.36m x 3.72m (11' 0" x 12' 2") A rear aspect reception room currently utilised as a home office/study. With decorative covings, telephone and broadband points.

### Dining Kitchen

4.29m x 7.00m (14' 1" x 23' 0") A generous rear aspect room with French doors giving access out to the garden. The kitchen area is fitted with a range of wall and base units in an oak finish, with complementary slate effect work surfacing and upstands, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Point for freestanding gas range with stainless steel splashback and extractor over, integrated dishwasher, fridge and freezer. Breakfast bar providing informal dining space for two and space for a ten to twelve person dining table.

### Utility Room

1.55m x 2.69m (5' 1" x 8' 10") Fitted with matching wall and base units and work surfacing to the kitchen, incorporating stainless steel with mixer tap. Plumbing for under counter washing machine and tumble dryer, wall mounted gas condenser boiler and side aspect part glazed composite door giving access to the garden.

### Reception Room 2

3.3m x 2.83m (10' 10" x 9' 3") A front aspect room with decorative covings, TV and telephone points.

## FIRST FLOOR LANDING

A spacious landing area with drop down hatch and ladder giving access to the partially boarded loft space with lighting. Shelved airing cupboard housing the hot water cylinder and doors leading to the first floor rooms.

### Bedroom 1

3.41m x 4.99m (11' 2" x 16' 4") A light and airy, front aspect large double bedroom with decorative covings, TV point, built in wardrobes and door to the ensuite.

## Ensuite Shower Room

2.23m x 1.77m (7' 4" x 5' 10") Fitted with a contemporary three piece suite comprising corner quadrant shower cubicle with mains shower and additional hand held attachment, wash hand basin in built in vanity unit and WC. Tiled walls and flooring, vertical heated chrome towel rail, spotlighting and obscured front aspect window.

## Bedroom 2

4.20m x 3.64m (13' 9" x 11' 11") A front aspect double bedroom with decorative coving, built in wardrobes and desk, TV point and door to the ensuite.

## Ensuite Shower Room 2

1.70m x 1.78m (5' 7" x 5' 10") Fitted with a three piece suite comprising corner shower cubicle with mains shower and additional hand held attachment, WC and wash hand basin in built in vanity unit, tiled walls and flooring, vertical heated chrome towel rail and obscured front aspect window.

## Bedroom 3

3.78m x 3.39m (12' 5" x 11' 1") A rear aspect double bedroom with decorative coving, TV point and enjoying views over the garden and surrounding countryside.

## Bedroom 4

2.77m x 3.48m (9' 1" x 11' 5") A rear aspect double bedroom with decorative coving, TV point and enjoying views over the garden and surrounding woodland and fields.

## Family Bathroom

1.66m x 3.27m (5' 5" x 10' 9") Fitted with a three piece suite comprising bath, concealed cistern WC and wash hand basin in built in vanity unit. Tiled walls and flooring, vertical anthracite heated towel rail, spotlighting and obscured rear aspect window.

## EXTERNALLY

### Gardens and Parking

The property is accessed via a shared driveway which then leads to its own private tarmac drive providing offroad parking for three cars and leading to the double garage. To the front there is a large lawned garden with mature trees and shrubbery, with a paved pathway wrapping around the right hand side of the property where there is a further, separate lawned garden area to the front with gated access leading to the rear. The property enjoys what is by far the largest plot on the estate with a substantial terraced rear garden, with lawn, decorative chipped area, three private suntrap patio seating areas, raised beds for vegetables and perennials, mature trees and shrubbery with block paved and decorative chipped pathways throughout.

### Garage

Detached double garage with up and over doors, power, lighting and water supply.

## ADDITIONAL INFORMATION

### Tenure & EPC

The tenure is freehold.  
The EPC rating is C.

### 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 and drainage. Gas central heating and double glazing installed throughout. Telephone and broadband connections installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Please note that all internal doors are oak.

Council Tax: Band E

Viewing: Through our Cokermonth office, 01900 826205.

Directions: From PFK offices on Main Street proceed along the A586 Crown Street, straight over the mini-roundabout and at the next mini-roundabout on Low Road take the left hand turning on to Parklands Drive. Follow this road which runs into Parklands, continue along and take the first right hand turning - the property can be found at the end of the cul-de-sac.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

### 11 Parklands

**Ground Floor**  
Approximate Floor Area  
833 sq. ft.  
(86.77 sq. m)

**First Floor**  
Approximate Floor Area  
875 sq. ft.  
(81.50 sq. m)

**Approx. Gross Internal Floor Area 1811 sq. ft / 168.37 sq. m**  
Illustration for identification purposes only; measurements are approximate, not to scale.