

PKK

18 Buttermere Close, Cockermouth, Cumbria CA13 9JJ

Guide Price: £280,000





LOCATION

Situated on a quiet cul-de-sac within the ever popular Gable Avenue estate, enjoying an edge of town location only a short drive or walk to Cockermouth town centre and all its main services and amenities. Bars, restaurants, cafes, supermarkets, a range of independent shops, doctors surgeries and dentists, high rated local primary and secondary schools are only a short walk away as is Cockermouth's leisure centre and swimming pool.

PROPERTY DESCRIPTION

Sit within a quiet cul-de-sac on the ever sought after Gable Avenue estate is this spacious, four bedroom detached family home, offering flexible, family friendly accommodation with two reception rooms and potential for reconfiguration.

The property has the benefit of having been recently re-roofed and occupies a well proportioned, southwest facing plot - so the garden has the added advantage of enjoying the evening sun.

Accommodation briefly comprises entrance hall, cloakroom/WC, lounge, dining room, kitchen, utility room and conservatory to the ground floor with four bedrooms and a modern family shower room to the first floor.

Externally there is offroad parking for two cars, an integral garage, and lawned gardens to both the front and rear.

ACCOMMODATION

Entrance Hall

Accessed via part glazed UPVC door. Decorative coving, herringbone LVT flooring, doors to all ground floor rooms and stairs leading to the first floor accommodation.

Cloakroom/WC

Fitted with WC and wash hand basin.

Lounge

3.43m x 5.15m (11' 3" x 16' 11") A light and airy, front aspect, reception room with decorative coving, gas fire in wood surround with granite hearth and backplate, point for wall mounted TV, telephone and broadband points and glazed double doors leading into the dining room.

Dining Room

2.64m x 3.60m (8' 8" x 11' 10") A rear aspect reception room with decorative coving, space for a six to eight person dining table, herringbone LVT flooring and sliding door giving access into: -

Conservatory

2.37m x 2.75m (7' 9" x 9' 0") With glazed door providing access out to the rear garden.

Kitchen

3.59m x 2.91m (11' 9" x 9' 7") A rear aspect room fitted with a range of wall and base units in a white finish, with complementary, white marble effect work surfacing, 1.5 bowl stainless steel sink/ drainer unit with mixer tap and tiled splash backs. Point for freestanding electric cooker and space for freestanding fridge freezer. Understairs storage cupboard, spotlighting, herringbone LVT flooring and door to: -

Utility Room

Fitted with a base unit in a wood effect finish with complementary, granite effect work surface incorporating stainless steel sink/drainage unit with mixer tap, and tiled splashbacks. Plumbing for under counter washer/dryer, wall mounted central heating boiler, door giving access into the integral garage and UPVC door leading out to the rear garden.

FIRST FLOOR LANDING

With built in overstairs cupboard, loft access hatch and doors giving access to first floor rooms.

Bedroom 1

3.29m x 4.58m (10' 10" x 15' 0") A light and airy, dual aspect, double bedroom with a bank of fitted wardrobes.

Bedroom 2

2.51m x 3.37m (8' 3" x 11' 1") A rear aspect, double bedroom with feature wood panelled wall and a bank of fitted wardrobes.

Bedroom 3

2.52m x 2.29m (8' 3" x 7' 6") Rear aspect double bedroom.

Bedroom 4

2.61m x 2.36m (8' 7" x 7' 9") A front aspect, large single bedroom/small double bedroom.

Shower Room

2.35m x 1.57m (7' 9" x 5' 2") Fitted with a three piece suite comprising walk in shower cubicle with mains shower and additional hand held shower attachment, WC and wash hand basin in built in vanity unit. Vertical heated chrome towel rail and obscured side aspect window.

EXTERNALLY

Gardens & Parking

To the front of the property, there is offroad parking for two cars on the block paved driveway, and a lawned front garden with mature tree. Side access leads to an enclosed, rear garden, mainly laid to lawn with patio seating area and mature hedgerow borders.

Garage

Integral garage with up and over door, power, lighting and wall mounted shelving.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is D.

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 : Naphens 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

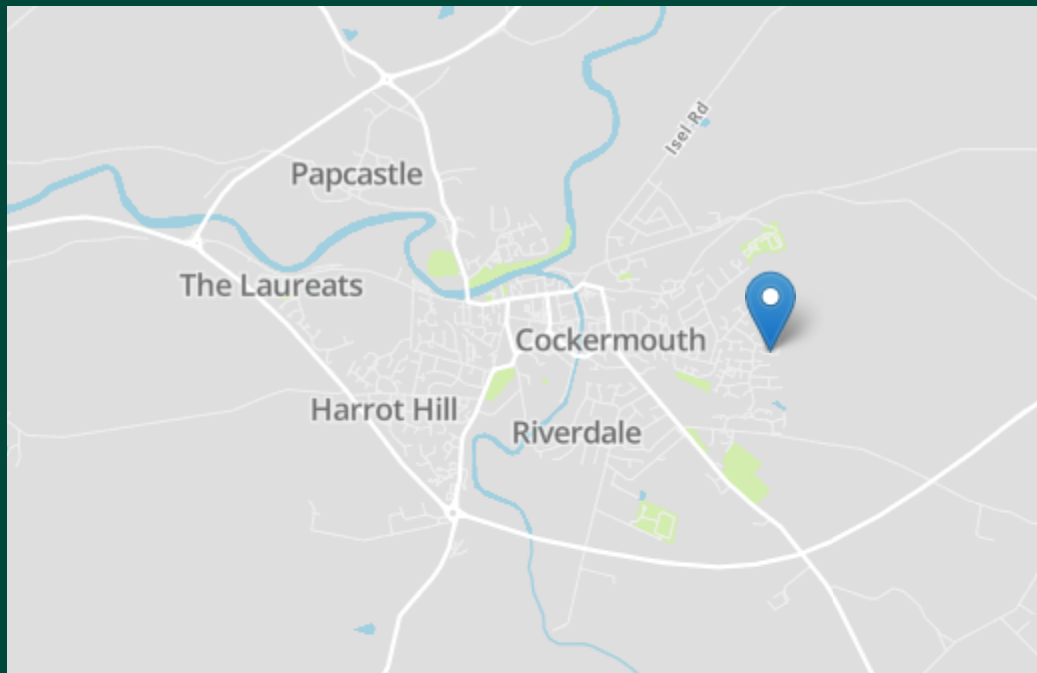
Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working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

Council Tax: Band D

Viewing: Through our Cokermouth office, 01900 826205.

Directions: From PFK office in Cokermouth Main Street, turn right into Station Street and at the first set of traffic lights bear left onto Lorton Road. At the top of the hill turn left, then immediately right into Windmill Lane. Take the left hand turning into Slate Fell Drive and then turn right into Gable Avenue. Head up the hill and take the 2nd right hand turn, then take the next 2nd right hand turn into Buttermere Close and bear right - the property can be found on the right hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		