



20 CONISTON DRIVE | COCKERMOUTH | CUMBRIA | CA13 9JA

PRICE £360,000







## SUMMARY

We have fallen for this wonderful extended detached home which sits well within the cul de sac, on a lovely corner plot and is offered in great condition. The extension adds a useful sun room at the rear and above it, an enlarged main bedroom which now has an en-suite shower room and dressing area. The remaining accommodation includes an entrance hall, lovely double aspect living room, separate dining room, a modern fitted kitchen/breakfast room with space for sofa, a ground floor WC, three further bedrooms in addition to the principle one and a family bathroom. Externally there is a large block paved drive to the front and the rear garden has been landscaped to include seating and dining terraces, lawn and raised borders. A really fantastic family home and within easy access of Slate Fell for those who love walking plus the local school and shop.

EPC band TBC

## GROUND FLOOR ENTRANCE HALL

A double glazed PVC front door leads into hall with double glazed window beside, doors to rooms, radiator, dado rail, stairs to first floor, coved ceiling, wood style flooring

## LIVING ROOM

A double aspect room with double glazed window to front and arch feature window to side, double doors into dining room,. double radiator, gas living flame fire with surround and hearth, coved ceiling

## DINING ROOM

Space for table and chairs, hatch to kitchen, coved ceiling, opening into sun room

## SUN ROOM

Double glazed French doors to side with double glazed windows either side, further double glazed windows to side and rear with blinds, radiator, coved ceiling

## KITCHEN

Fitted in a modern range of base and wall mounted units with work surfaces, breakfast bar, single drainer sink unit with flexi-tap, 900mm range style cooker with extractor, integrated dishwasher and fridge, hatch to dining room, double glazed French doors to garden, double radiator, tile effect flooring, space for sofa, doors to WC and garage

## GROUND FLOOR WC

Hand wash basin and low level WC

## FIRST FLOOR LANDING

Doors to rooms, access to loft space

## BEDROOM 1 & DRESSING AREA

An enlarged main bedroom using the first floor over sun room. Bedroom area has double glazed window to rear, radiator. Dressing area has double glazed window to side and radiator, door to en-suite

## EN-SUITE SHOWER ROOM

Fitted with double shower enclosure and electric shower unit, corner hand wash basin, and WC, tiled walls, extractor fan, chrome towel rail

## BEDROOM 2

Dormer double glazed window to front, two eaves cupboards, double glazed window to side, double radiator, access to loft space

## BEDROOM 3

Double glazed window to front with views out over the town, double glazed window to side, radiator, picture rail

## BEDROOM 4

Double glazed window to front with views over the town, built in wardrobe with sliding doors, cupboard over stairs, radiator

## BATHROOM

Double glazed window to rear, panel bath with shower attachment and screen plus electric shower unit, hand wash basin with cupboards under and hidden cistern WC. Chrome towel rail

## EXTERNALLY

The property occupies a good corner plot with a garden area to the front laid to lawn with a planted flower bed and ornamental tree. Double width drive leading to garage and covered storm porch by front door. Patio terrace to front with space for bistro set, side access to rear garden.

The rear garden has been landscaped to be low maintenance and includes a paved stone type patio area with twin ramps and separate steps leading up to two separate higher level seating areas and raised flower beds at the far end. Storage area to one side with space for shed.

Integral garage with up and over door, space for washing machine, fridge freezer and tumble dryer, water tap, 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

cockermouth@lillingtons-estates.co.uk

Council Tax Band: D

Tenure: Freehold

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

Fixtures & Fittings: Carpets, range cooker and extractor, integrated dishwasher and fridge

Broadband type & speeds available: Standard 9Mbps / Superfast 49Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates O2 has good signal indoors but other networks are limited. All providers have signal outside

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

From the office turn left by Mitchells onto Victoria Road and at the sharp bend turn left into the top of Kirkgate, then bearing to the right onto Windmill Lane. Take the 7th turning on the left into Slatefell Drive and then right into Gable Avenue. Follow the circular loop round and take a left turn into Coniston Drive where the property will be located facing you on the cul de sac junction.

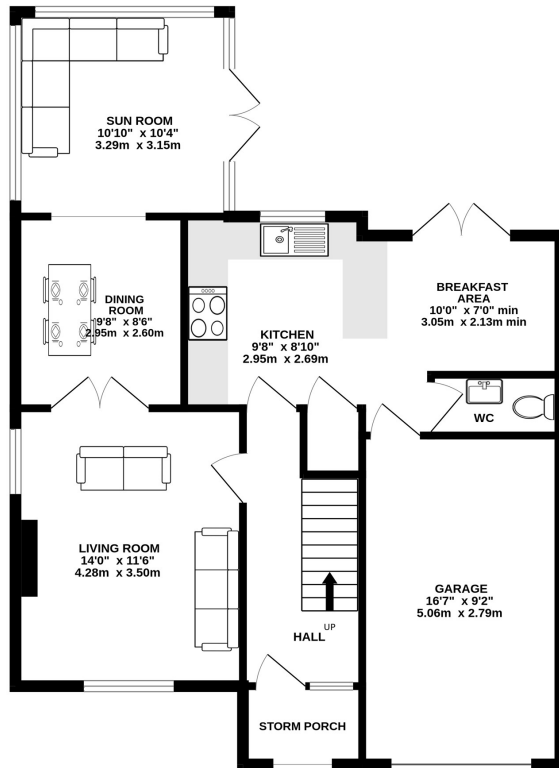




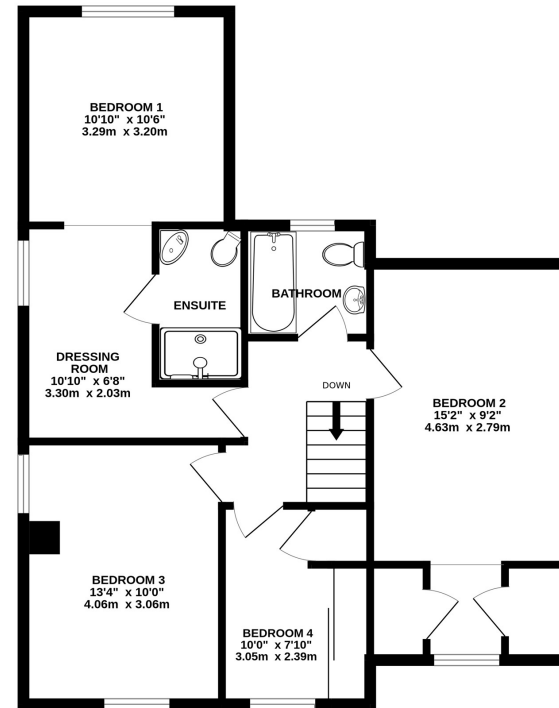




GROUND FLOOR  
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 1548 sq.ft. (143.8 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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