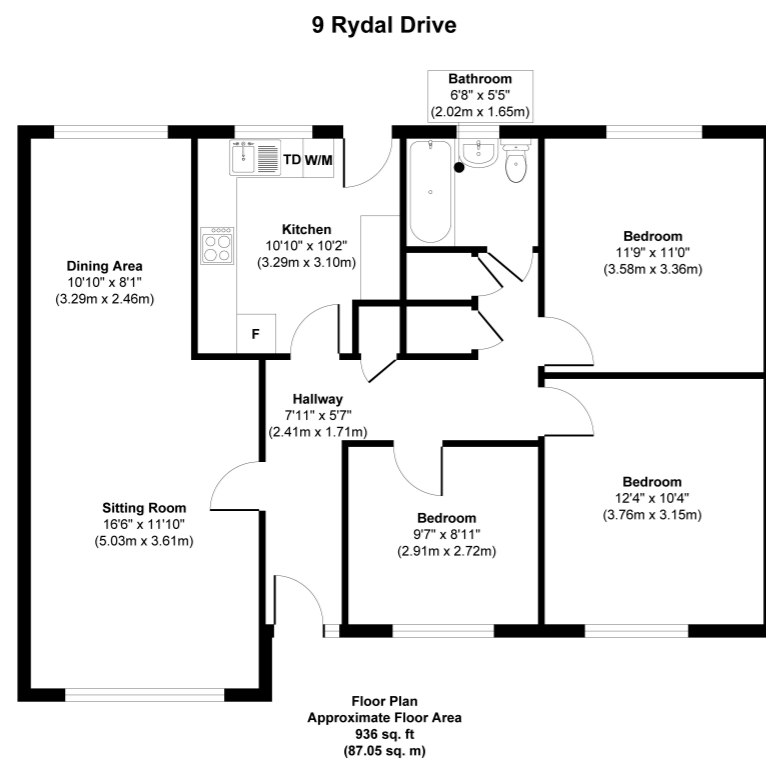
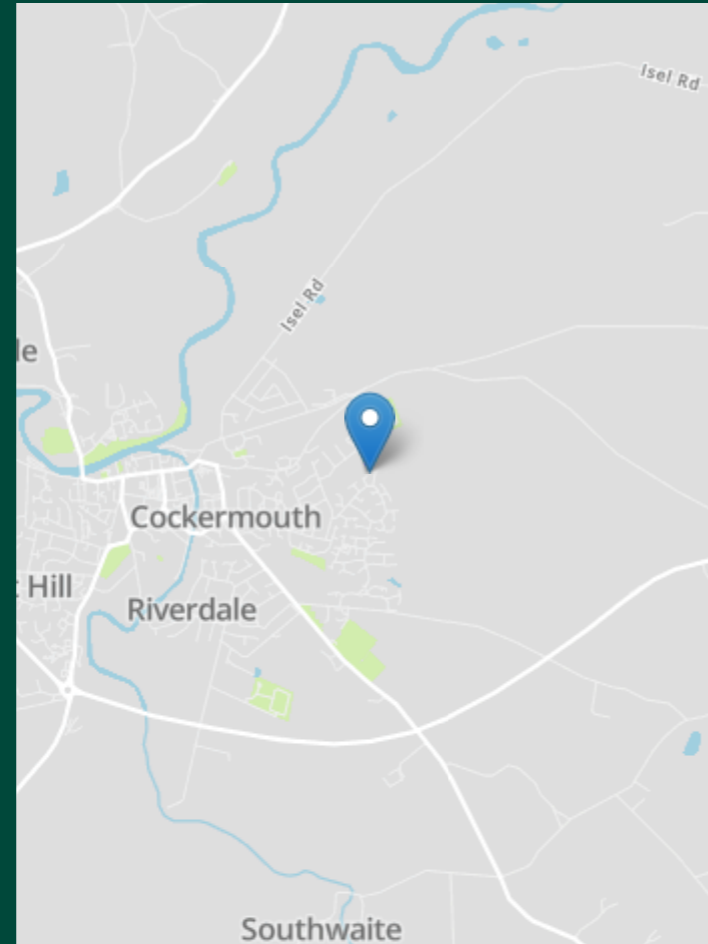


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 936 sq. ft / 87.05 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.



9 Rydal Drive, Cockermouth, Cumbria, CA13 9BL

- 3 bed detached bungalow
- Great plot with open views
- Gardens, parking & summer house
- Tenure: freehold
- Council Tax: Band C
- EPC rating D

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LOCATION

Situated on the ever popular Gable Avenue estate, enjoying an edge of town location yet within only a short drive or walk to Cockermouth town centre and its comprehensive services and amenities including bars, restaurants, cafes, supermarkets, range of independent shops, doctors surgeries and dental practices. Highly rated primary and secondary schools are only a short walk away, as is Cockermouth's leisure centre and swimming pool. Rydal Drive is also well located on a bus route.

PROPERTY DESCRIPTION

9 Rydal Drive is a spacious and well presented three double bedroom detached bungalow, sat within a quiet cul-de-sac on the edge of a popular estate. Boasting fantastic open views to the west over Cockermouth and for sale with the benefit of no onward chain, this highly desirable home is sure to be popular.

The accommodation is extremely well presented and comprises large lounge-dining room, contemporary kitchen, three double bedrooms, and a modern bathroom.

The gardens wrap around the property with a lawn, single garage and driveway to the front, lawn to the right hand side, summer house with mains electricity, decorative chipped seating areas, and raised vegetable bed, greenhouse, artificial lawn and patio areas to the rear.

ACCOMMODATION

Entrance Hall

Accessed via part glazed UPVC door. With decorative coving and loft access hatch, built in shelved storage cupboard and doors leading to all rooms.

Lounge

3.74m x 8.52m (12' 3" x 27' 11") (max measurements) A light and airy, dual aspect reception room with decorative coving. The front portion of the room is the living space where there is space for a three and two seater sofa, Living Flame effect electric fire in a detailed granite surround and hearth, TV, telephone and broadband points. The rear part of the room is the dining area with ample space for a six to eight person dining table and a serving hatch leading through to the kitchen.

Kitchen

3.25m x 3.09m (10' 8" x 10' 2") A rear aspect room fitted with a range of wall and base units in a white high gloss finish, with complementary black granite effect work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and red acrylic splashbacks. Point for freestanding gas cooker with stainless steel extractor over, plumbing for slimline dishwasher and under counter washing machine, space for under counter fridge and part glazed UPVC door giving access to the rear garden.

Bedroom 1

3.14m x 3.75m (10' 4" x 12' 4") Front aspect double bedroom with point for wall mounted TV.

Bedroom 2

3.35m x 3.59m (11' 0" x 11' 9") Rear aspect double bedroom with point for wall mounted TV.

Bedroom 3

2.72m x 2.89m (8' 11" x 9' 6") Front aspect double bedroom.

Bathroom

2.02m x 1.65m (6' 8" x 5' 5") Fitted with contemporary three piece suite comprising bath with mains shower over and additional hand held shower attachment, concealed cistern WC and wash hand basin in vanity unit, anthracite vertical heated chrome towel rail and obscured rear aspect window.

EXTERNALLY

Gardens and Parking

To the front, there is offroad parking for one car on the paved and gravelled driveway leading to the attached garage. The property sits within a spacious wraparound plot at the head of the cul-de-sac with lawned garden, mature trees and shrubbery borders to the front with patio area. To the right hand side, there is a further lawned area with mature shrub and perennial border, decorative chipped seating areas and a substantially built summer house with decked area, power, lighting and TV point. Wrapping round to the rear of the property, there is a further patio seating area, greenhouse, raised flower bed or vegetable plot and an artificial lawned area. The property enjoys fantastic views over the towards the west and receives sun until late into the evening.

Garage

Attached single garage with up and over door.

ADDITIONAL INFORMATION

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of

