



19 THE PARKLANDS | COCKERMOUTH | CUMBRIA | CA13 0XJ

PRICE £575,000





SUMMARY

We are delighted to offer this incredible detached family home on the ever popular Parklands estate. Offered to the market for the first time since its construction in 1999, this meticulously maintained home has been cherished by the same owner throughout its history. Occupying one of the best plots we have seen with woodland to one side and forming part of a small side cul de sac this gorgeous property must be viewed! The owners converted the original double garage into the house for more living space, building a new detached double garage adjacent to the property and the accommodation now includes a lovely entrance hall with ground floor WC, a double aspect living room with wood burning stove, a large family room with surround sound speakers, a gorgeous kitchen with Amtico floor and space for sofa, a large dining room, a generous conservatory with double glazed roof and a utility. Upstairs the good stuff continues with four large bedrooms, two with en-suite shower rooms and a gorgeous family bathroom, all having been recently renewed. The gardens are delightful with a large decked dining terrace to the side and a decent lawn to the rear. This ticks so many boxes for a family home in town so make sure you are one of the first to view...

EPC band C

GROUND FLOOR ENTRANCE HALL

A part glazed leaded light door leads into hall with leaded light double glazed window beside, modern wood doors to rooms, double radiator, Amtico mulled oak herringbone flooring, stairs to first floor with oak banister, coved ceiling

LIVING ROOM

A spacious double aspect room with double glazed leaded light window to front and two to the side, double and single radiators, wood burning stove with black slate hearth, wood style flooring, half glazed double doors leading to dining room

FAMILY ROOM

A generous room with double glazed window to front, port for wall mounted TV, inset surround sound speakers to front and rear walls, double radiator, pelmet mood lighting, wood style flooring

DINING ROOM

Double glazed window to rear with a side view towards Skiddaw, radiator, space for family table and chairs, coved ceiling, wood style flooring, door to kitchen

KITCHEN/BREAKFAST ROOM

A large open plan room at the rear of the house fitted in a comprehensive range of base and wall mounted units with work surfaces, pan and crockery drawers, larder unit and breakfast bar. Single drainer sink unit with tiled splashbacks, 5 ring induction hob with extractor hood, eye level oven, integrated dishwasher, space for American style fridge freezer, wall mounted TV point and USB socket on breakfast bar, Amtico mulled oak flooring in herringbone pattern, space for sofa, single and double radiators, double glazed window to rear, under stairs cupboard, doorway to utility, dimmable LED lights, double glazed French doors to conservatory.

CONSERVATORY

A double glazed conservatory with double glazed self-cleaning glass roof, double glazed windows to three sides, double glazed French doors to garden, saloon fan, two electric panel heaters, tile effect flooring

UTILITY ROOM

Part double glazed composite side door into garden, fitted cupboards and worktops, single drainer sink unit with tiled splashback, wall mounted A+ energy rated gas boiler, radiator, bin unit with three separate rubbish/recycling bins, plumbing for a washing machine, Amtico flooring.

GROUND FLOOR WC

fitted vanity unit with a matching mirror, concealed cistern back-to-wall toilet, and hand wash basin, extractor fan, tiling to half wall height, radiator, Amtico flooring.

FIRST FLOOR LANDING

Modern wooden doors to rooms, access to loft space, radiator, built in airing cupboard

BEDROOM 1

A generous double bedroom with leaded light dormer double glazed window to front, space for fitted wardrobes, double radiator, door to en-suite

EN-SUITE SHOWER ROOM

Recently fitted to include a double shower enclosure with twin head thermostatic shower unit, wall mounted hand wash basin with twin drawers under and a LED Bluetooth demist mirror above, low level WC. Tiling to half wall height, chrome towel rail, extractor fan, ceramic floor tiles.

BEDROOM 2

Another generous double bedroom with two double glazed leaded light windows to rear offering side views towards Skiddaw, two radiators, built in double wardrobe, door to en-suite

EN-SUITE SHOWER ROOM

Recently fitted in a stylish suite to include shower enclosure with twin head thermostatic shower unit, wall mounted hand basin with twin drawers under and a LED Bluetooth demist mirror above, low level WC. Tiling to half wall height, chrome towel rail, LED wall mirror, extractor fan, ceramic floor tiles.

BEDROOM 3

A further double bedroom of generous size with a leaded light double glazed window to front, double radiator, recess for TV

BEDROOM 4

Double glazed leaded light window to rear offering side views towards Skiddaw, built in wardrobe with sliding doors, radiator

BATHROOM

A generous family bathroom recently fitted in a stylish range of fittings to include and freestanding style bath, separate quadrant shower enclosure with thermostatic shower unit, pedestal hand wash basin, LED demist mirror, low level WC. Tiling to half wall height, double glazed leaded light window to rear, extractor fan, chrome towel rail, Ceramic floor tiles.

EXTERNALLY

The property occupies a lovely plot in the corner of a small cul de sac with light woodland to one side providing privacy. A tarmac drive leads to garage and access to front door, side access to garden. The rear garden is generous in size and includes a large decking area to the side of house for entertaining plus a lower level lawn with mature borders. Detached double garage with motorised Hormann up and over door, power and light, personal side door.

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: E

Tenure: Freehold

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

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

Broadband type & speeds available: Standard 16Mbps / Superfast 45Mbps / Ultrafast 1800Mbps. Owners currently have BT full fibre.

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates O2 and 3 networks have service indoors but the rest have limited service. All providers have signal outdoors.

Planning permission passed in the immediate area: None Known

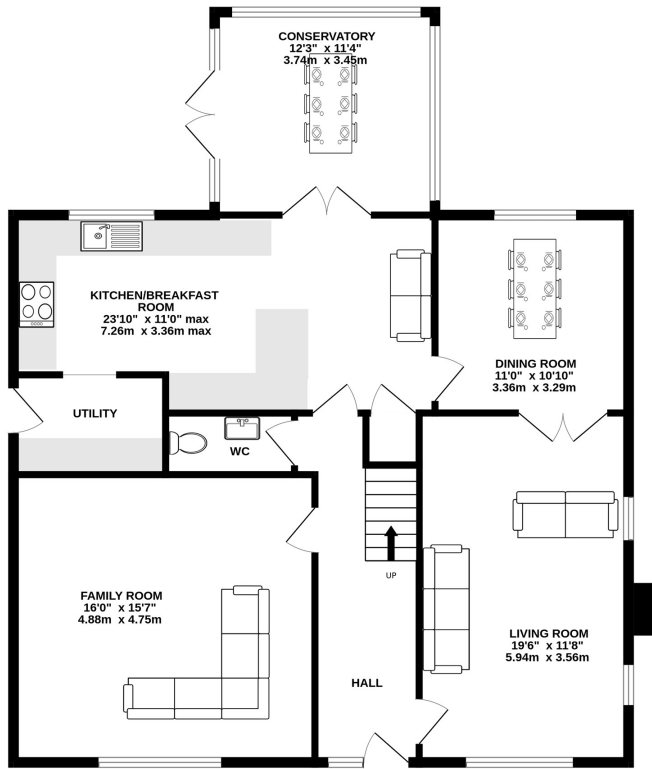
The property is not listed

DIRECTIONS

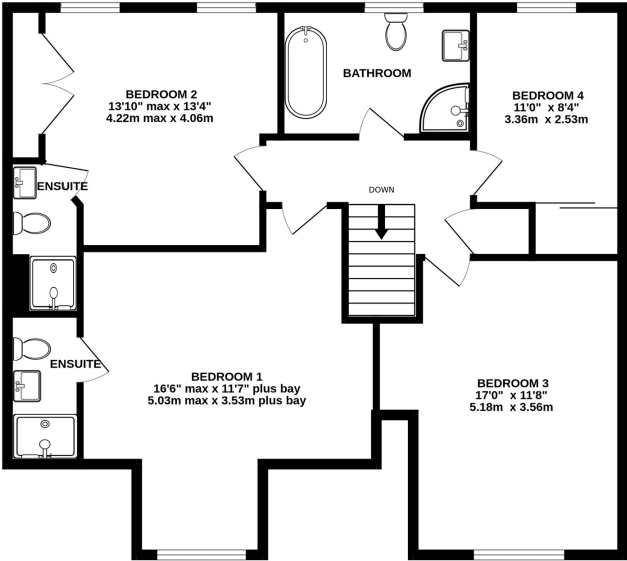
From the town centre head out towards Workington and the A66. At the roundabout by Lloyds BMW and the Lakes Home Centre turn left into The Parklands Estate and take the second cul de sac on the right hand side where the property will be located in the top right corner.



GROUND FLOOR
1184 sq.ft. (110.0 sq.m.) approx.



1ST FLOOR
957 sq.ft. (88.9 sq.m.) approx.



TOTAL FLOOR AREA : 2141 sq.ft. (198.9 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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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.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 82 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |