

PFK

157 The Parklands, Cockermouth, Cumbria CA13 0XJ

Guide Price: £380,000





LOCATION

This four bedroomed detached property is situated in the market town of Cockermouth set within the north west fringe of the Lake District. The popular estate of The Parklands is within easy walking distance of the town centre, local schools and amenities such as swimming pools, gymnasiums, two parks which both facilitate riverside walks and thriving local restaurants and public houses.

PROPERTY DESCRIPTION

157 The Parklands is a spacious and versatile four bedroomed family home sat within one of the most sought after parts of Cockermouth, immaculately presented throughout and with an abundance of off road parking and delightful sun trap rear garden.

The accommodation comprises lounge with French doors to the garden, solid oak kitchen and utility area, dining area, flexible usage second reception room and cloakroom/WC to the ground floor. To the first floor, there is an ensuite principal bedroom with large walk in shower, three further well proportioned bedrooms and a family shower room.

Externally there is ample offroad parking and easy to maintain lawned areas to the front, whilst to the rear there is a private sun trap garden with lawned and patio areas, pond with water feature and a beautiful array of mature trees, shrubbery and perennials.

Outline planning permission was granted for a ground floor extension and details can be found on the Cumberland Council planning portal under application number HOU/2023/0171

Houses on The Parklands are always incredibly sought after, so an early inspection is a must to avoid missing out!

ACCOMMODATION

Entrance Hall/Dining Area

4.15m x 5.92m (max) (13' 7" x 19' 5") Accessed via part glazed composite front door. A front aspect area with decorative coving and spotlighting, stairs to the first floor with built in understairs storage cupboard, engineered oak flooring and space for a six to eight person dining table comfortably.

Cloakroom/WC

Fitted with WC, wash hand basin and giving access to the second reception room.

Lounge

3.34m x 3.78m (10' 11" x 12' 5") A light and airy rear aspect reception room with French doors leading out to the garden. Decorative coving, inset Living Flame gas fire, telephone, telephone, broadband and satellite TV points.

Breakfast Kitchen

4.15m x 3.01m (13' 7" x 9' 11") A rear aspect room fitted with a range of wall and base units in a solid oak finish, with complementary black granite work surfacing and upstands, incorporating 1.5 bowl ceramic sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven and grill with four burner countertop mounted induction hob and extractor fan over, plumbing for washing machine, dishwasher and American style fridge freezer. Matching granite breakfast bar with informal dining space for two, spotlighting and vertical heated chrome towel rail.

Reception Room 2

4.94m x 2.39m (16' 2" x 7' 10") A dual aspect room with external door leading out to the garden. This room has been converted from the garage and provides an excellent flexible usage space as home office/playroom/study. Fitted with a range of wall and base units in a light wood effect finish with complementary light wood effect work surfacing, incorporating stainless steel sink with mixer tap, wall mounted gas combi boiler.

FIRST FLOOR LANDING

With loft access via drop down hatch and ladder, shelved airing cupboard with radiator and doors to first floor rooms.

Bedroom 1 - Principal Bedroom

3.41m x 3.48m (11' 2" x 11' 5") A rear aspect room with fitted wardrobes, point for wall mounted TV and door to the ensuite.

Ensuite Shower Room

1.54m x 2.48m (5' 1" x 8' 2") Fitted with a three piece suite comprising large walk in shower cubicle with mains shower, WC and wash hand basin, tiled walls, vertical heated chrome towel rail and laminate flooring.

Bedroom 2

2.95m x 3.47m (9' 8" x 11' 5") A rear aspect double bedroom enjoying views over the garden. With TV point and a bank of fitted wardrobes.

Shower Room

2.65m x 1.83m (8' 8" x 6' 0") A side aspect room fitted with a three piece suite comprising corner quadrant shower cubicle with mains shower, WC and wash hand , tiled walls and vertical heated chrome towel rail.

Bedroom 3

2.67m x 2.14m (8' 9" x 7' 0") A front aspect, large single bedroom, currently utilised as a home office. With built in desk, storage units and wall mounted cupboards.

Bedroom 4

3.80m x 3.46m (12' 6" x 11' 4") A front aspect double bedroom with TV point.

EXTERNALLY

Gardens and Parking

To the front of the property, there is offroad parking for four cars on the tarmac driveway and a lawned front garden with decorative chipped borders. To the side there is an external tap, double electric socket and gated access leading to the rear. The enclosed rear garden is mainly laid to lawn with patio seating area adjacent to the house, pond with water feature, mature shrubbery and perennial borders. To the rear of the garden, there is a further patio with an area laid to decorative bark chippings, mature trees, shrubbery and summerhouse.

ADDITIONAL INFORMATION

Tenure and 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 : Naphthens 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 (Hive heating control system) and double glazing installed throughout. Telephone line installed subject to BT regulations. Intruder alarm system fitted. Hard wired smoke alarms can be found throughout the property.

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 Cockermouth office, 01900 826205.

Directions: From our Cockermouth office on Main Street proceed west along Crown Street, straight over the first mini-roundabout, and turn left at the second mini-roundabout onto Parklands Drive. Continue up the hill onto The Parklands, taking the last right hand cul-de-sac just before Brigham Road.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	