

PFK

13 Bellbrigg Lonning, Cockermouth, Cumbria CA13 9BZ

Guide Price: £285,000





PEK

LOCATION

Situated only a short walk from Cockermonth town centre with all its main services and amenities including bars, restaurants, cafes, supermarkets, a range of independent shops, doctors' surgeries and dentists, highly rated local primary and secondary schools and Cockermonth's leisure centre and swimming pool.

PROPERTY DESCRIPTION

Step inside 13 Bellbrigg Lonning and discover a spacious family home with contemporary style and incredible value. A further added bonus is that this property is being sold with no onward chain.

This four bed, two bath property in a popular area of Cockermonth offers everything you need for comfortable living. The thoughtfully designed layout includes a cosy lounge with a multi-fuel stove, a large dining kitchen ideal for entertaining, and a versatile snug that could be a study, playroom or a perfect home office. Retreat to the principal bedroom with its vaulted ceilings, or choose from three other nicely sized bedrooms. Getting ready is easy with two bathrooms - one features a jacuzzi tub, walk in shower & mood lighting, whereas the other is a modern shower room.

Outside, you'll enjoy a front lawn and a secure rear garden with beds, patio area and off street parking plus a garage. Finding a home with this much space and style at this price is a rarity within Cockermonth and internal viewing is highly recommended.

GROUND FLOOR

Entrance Hall

The property is accessed via a composite part glazed door leading into the entrance hall with decorative coving, laminate flooring and stairs to the first floor.

Lounge

4.25m x 3.85m (13' 11" x 12' 8") A front aspect reception room with decorative coving, laminate flooring, points for TV and broadband. Wood burning stove set on a tiled hearth and surround and door to the kitchen/diner.

Kitchen Diner

5.56m x 3.1m (18' 3" x 10' 2") The kitchen is fitted with a range of wall and base units in a light cream shaker style finish with complementary wooden butcher block style work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated 5 burner gas hob with extractor fan over and separate electric oven and grill. Integrated dishwasher and space for a freestanding fridge freezer. Built in storage cupboard with a further cupboard housing the gas combi boiler, spotlighting and tiled flooring. Space for a 6 to 8 person dining table and UPVC door leading out to the rear garden.

Second Reception Room

3.13m x 3.01m (10' 3" x 9' 11") A front aspect reception room with point for TV. Lockable door providing access to the garage. This room offers an exceptional opportunity to be utilised as a home office, games room, playroom or study.

FIRST FLOOR

First Floor Landing

Stairs with glass balustrade lead up to the first floor landing. Decorative coving, loft access via hatch and oak internal doors leading to all first floor rooms.

Bedroom 1

5.57m x 3.11m (18' 3" x 10' 2") A light and airy dual aspect large double bedroom with vaulted ceiling, spotlighting and pendant style lighting. A bank of fitted wardrobes, built in storage cupboard and point for wall mounted TV.

Bathroom

2.85m x 3.08m (9' 4" x 10' 1") Fitted with a four piece suite comprising jacuzzi bath, double walk in shower cubicle with mains powered shower with rainfall showerhead and handheld attachment, WC and wash hand basin in a built in vanity unit. Tiled walls, laminate flooring, spotlighting and vertical, anthracite heated towel rail.

Bedroom 2

4m x 3.26m (13' 1" x 10' 8") A front aspect bright double bedroom with built in double storage cupboards.

Bedroom 3

3.03m x 3.73m (9' 11" x 12' 3") A rear aspect double bedroom.

Bedroom 4

3.1m x 2.26m (10' 2" x 7' 5") A front aspect bedroom.

Shower Room

2.38m x 1.57m (7' 10" x 5' 2") A rear aspect shower room fitted with a three piece suite comprising corner quadrant shower cubicle with mains powered shower, WC and wash hand basin in vanity unit. Tiled walls and flooring, spotlighting and vertical heated towel rail.

EXTERNALLY

Gardens and Parking

To the front is a lawned garden with a variety of mature flowers, wrapping around the side of the property with log store and gravelled area and leading to the rear with double gates opening on to the driveway with parking for one vehicle. The rear garden is mainly laid to lawn and includes patio seating areas, external water tap and electricity points.

Integral Garage

5.7m x 2.79m (18' 8" x 9' 2") With electric roller door, power and lighting, a bank of built in storage cupboards, and points for washing machine and tumble dryer.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is D.

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

Council Tax: Band A


Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can easily be found on Bellbrigg Lonning and identified by a PFK For Sale Board, otherwise by using what3words location [///village.upward.loaded](https://www.what3words.com/village.upward.loaded)

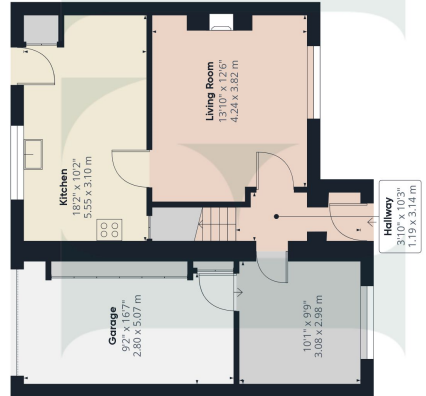




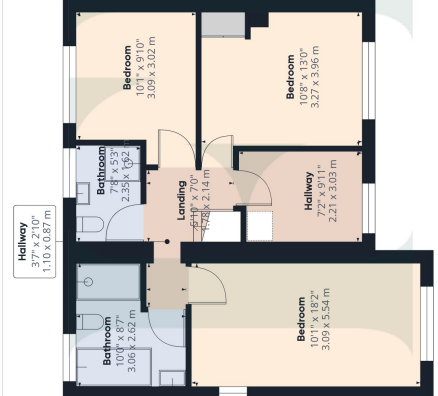
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
England, Scotland & Wales			



Approximate total area⁽¹⁾
1356.45 ft²
126.2 m²



Floor 0



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. For more information, please refer to the floor plan or for illustrative purposes only.

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