



## 8 Wadsworth Park, Branthwaite, Workington, CA14 4SR

**£420,000**

Tucked away at the end of a friendly cul-de-sac, this fabulous split-level home perfectly combines light, space, and potential!

With stunning countryside views from the main rooms, a super garden ideal for children, and the gentle soundtrack of birdsong morning and evening, it's a peaceful and welcoming retreat.

Full of charm and brimming with possibilities, the property features two generous reception rooms, four bedrooms, and a practical kitchen—ready to move in while offering scope to add your personal touch. A large driveway and double garage complete the picture, while its central location makes the Lake District, the coast, and the pretty town of Cockermouth—with its independent shops and excellent schools—easily accessible.

This is a home that's full of hope and ready for a new chapter!

## THINGS YOU NEED TO KNOW

Double glazing

Central heating - new combi boiler fitted in 2025.

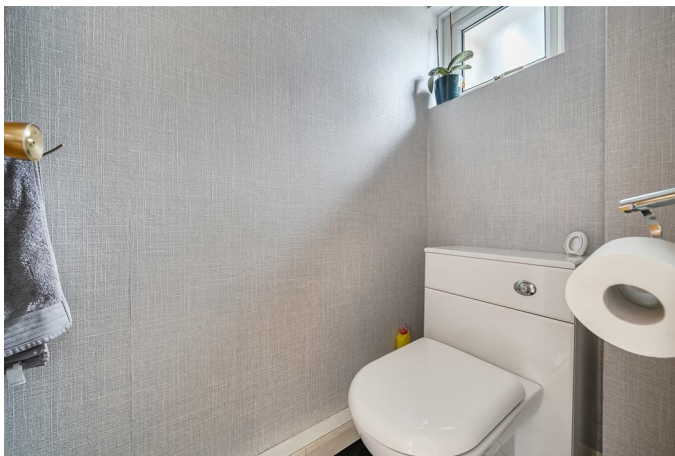
## GROUND FLOOR

### ENTRANCE HALLWAY



A spacious entrance hall with stairs to the first and lower levels.

### CLOAKROOM



Fitted with wash basin and w.c.

## UTILITY ROOM

13'6" x 6'5" (4.13 x 1.97)



Fitted with a range of units and worktop and including sink unit and plumbing for a washing machine. Doors to the garage and rear garden. Wall mounted boiler.

## FIRST FLOOR

### LOUNGE

19'10" x 15'7" max (6.07 x 4.75 max)



A fabulous and particularly spacious room with a large window taking in the view. Attractive fireplace including wood burning stove with cream mantelpiece over and granite hearth.

### OFFICE

10'0" x 9'8" (3.07 x 2.96)



### DINING ROOM

12'4" x 9'8" (3.77 x 2.97)



With window to the side.

### KITCHEN

15'3" x 9'8" (4.66 x 2.96)



Fitted with a good range of base and wall units with worktop over and ceramic tiled splashback. Includes sink unit with mixer tap, double electric oven and electric hob, integrated fridge/freezer. Wood effect vinyl flooring, windows to two sides and space for a table.

### LOWER GROUND FLOOR

### INNER HALLWAY

With two useful cupboards.

### BEDROOM 1

13'1" x 10'5" (4.00 x 3.18)



Double room with door into en-suite and good range of built in wardrobes.

### EN-SUITE



Fitted with shower in enclosure, wash basin and w.c.

### BEDROOM 2

13'2" x 9'10" (4.03 x 3.00)



Double room with built in wardrobe and wash basin.

### BEDROOM 3

11'8" x 9'8" (3.57 x 2.97)



Double room with built in wardrobe.

### BEDROOM 4

9'8" x 9'1" (2.96 x 2.77)



Small double room/spacious single room.

### BATHROOM



Including shower enclosure, corner bath, wash basin and w.c.

### DRIVE AND GARAGE

19'11" x 19'7" (6.09 x 5.98)



There is ample parking on the tarmac drive and that leads to the double garage with electronically operated remote control door.

### GARDENS



There are attractive gardens surrounding the property, the front garden being particularly large and generally laid to lawn. Some new fencing.

### OUTLOOK



There is an attractive outlook over fields towards countryside in the distance.

### DIRECTIONS

W3W///creatures.delight.lobbed

From our offices in Cockermouth head down Main Street and take the left hand turning into Sullart St/A5086. Continue to follow A5086 and at the lights bear left onto Lamplugh Rd/A5086. continue to follow the road and at the large roundabout take the 2nd exit, still marked A5086. Follow this

road for approximately 5 miles and as you enter Branthwaite, crossing over the River Marron, take the 2nd turning on the right into Wadsworth Park and the property can be found at the end of the cul-de-sac.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band E.

## VIEWINGS

To view this property, please contact us on 01900 829977.

## NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

## SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy

without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

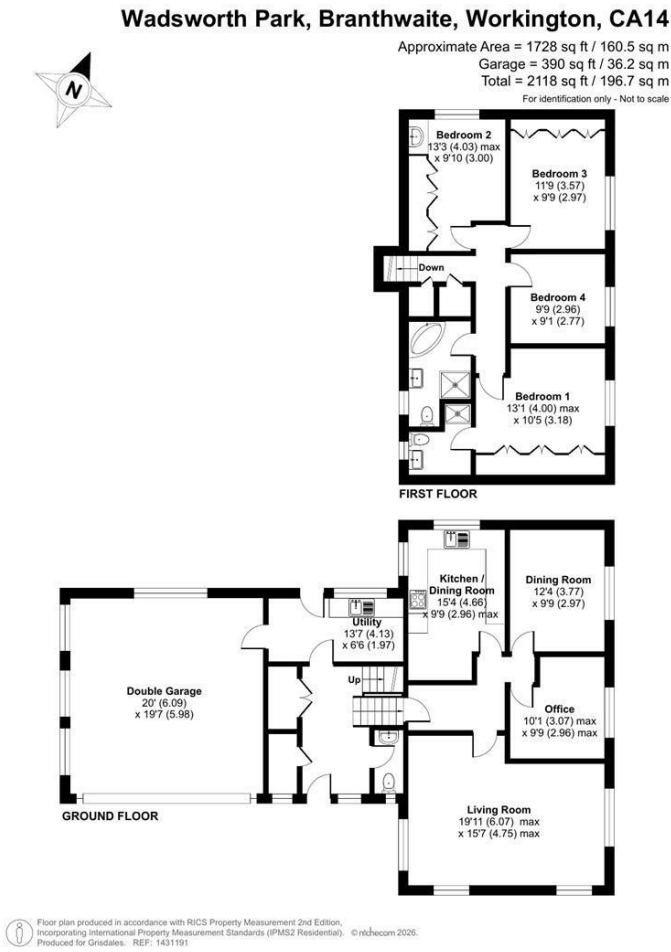
## MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

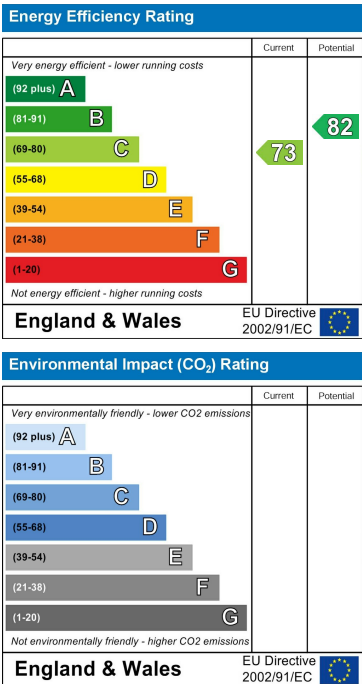
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.