



GRISDALES

PROPERTY SERVICES



12 Deer Orchard Close, Cockermouth, CA13 9JH

£399,950

LOOKING FOR A FOUR BEDROOMED DETACHED BUNGALOW WITHIN CLOSE PROXIMITY TO THE TOWN CENTRE? Then look no further! Here we have a super property tucked away discreetly in a quiet cul-de-sac position in a sought after residential area of Cockermouth within just a few minutes walk of the town centre, Cockermouth School, the sports centre and hospital. The accommodation is spacious, practical and flows well and offers four double bedrooms, two with en-suites, as well as two reception rooms and a dining kitchen. Over the years the garden has been planted with much thought and includes a super and interesting variety of perennials and trees – it's an absolute delight and so private too. There's parking for 3 cars and a single garage – what more could you want in such a perfect location.

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

Gas central heating;
Double glazing.

ENTRANCE

The property is accessed via a uPVC door which leads into:

ENTRANCE PORCH

Accessed via a upvc door with window overlooking the front garden, grey tiled floor and hardwood door with frosted glazing panel leads into:

INNER LOBBY

With coat hooks and further glazed door leading into:

HALL

With coving and opening up into the dining room. Glazed double doors lead into the lounge and further glazed door leads to the bedroom accommodation.

LOUNGE

4.81 x 4.11



Gas fire with black surround and slate hearth, cream tiled surround and white painted mantelpiece over. Television and telephone points, coving and double window overlooking the front.

DINING ROOM

5.02 x 2.93



Lovely spacious dining room with a window to the rear and sliding patio doors to the rear garden. Glazed door leading into:

KITCHEN

5.06 x 3.06



Fitted with a range of base and wall units with chrome handles and a natural wood worktop over and cream ceramic tile splash-back. Kitchen includes space for an electric oven with wall mounted extractor fan over, 1.5 bowl stainless steel sink unit with mixer tap and spot lights above, plumbing for dishwasher, ample space for a fridge/freezer and useful shelved pantry/cupboard. Two sky lights and spot lighting, ceramic tiled floor, ample space for a table and glazed door into the utility room.

UTILITY ROOM

5.59 x 1.49



Fitted with a stainless steel sink unit with cupboards below and ceramic tile splash-back, matching wall mounted cupboards, plumbing and space for additional appliances. UPVC door with frosted glazing panels leads to the rear, pedestrian door into the garage and wall mounted Worcester gas boiler. White ceramic tiled floor and coat hooks.

INNER HALLWAY

Accessed from the hallway via a glazed door and with cupboard with shelf and hanging space.

BEDROOM ONE

3.86 x 3.57



A spacious double bedroom with an aspect into the rear garden. Glazed door leads into:

EN SUITE

2.70 x 2.00



Fitted with white pedestal wash basin with chrome mixer tap, bidet and low level WC. Shower cubicle with sliding doors in chrome frame, wall mounted Mira shower and attachments and ceramic tiles. White ladder style radiator, coving, spotlighting, vinyl tiled floor and large frosted window to the rear.

BEDROOM TWO

4.50 x 2.66



A lovely light and airy double bedroom with an aspect to the front and side and includes cupboard with shelving and hanging space and door leads into:

EN SUITE

1.56 x 1.45



Fitted with low level WC, pedestal wash basin and shower cubicle with sliding doors in chrome frame and with wall mounted Mira Go shower and attachments and beige ceramic tiles. Spotlighting and vinyl tile effect floor.

BEDROOM THREE

2.91 x 2.77



Double room with coving, window overlooking the front and folding door leads into:

BEDROOM FOUR

5.00 x 2.22



With folding door leading into bedroom three, a double room with window to the front and window to the side. Coving.

FAMILY BATHROOM

2.54 x 1.97



Fitted with bath and folding shower screen with wall mounted Mira shower and attachments over and with white ceramic tiled wall. Pedestal wash basin and low level WC, painted tongue and groove panelling. Frosted window to the rear and vinyl tile effect floor covering.

SINGLE GARAGE & PARKING

16'11" x 8'10" (5.16 x 2.70)



A concrete drive for 3 cars leads to a single garage with up and over door and fitted with a range of shelving, cupboards etc. Power and water.

EXTERNALLY FRONT GARDEN

To the front is a pretty and well established garden with an abundance of mature planting including perennials, trees etc. A paved path with shillies leads round to the side and rear of the property.

EXTERNALLY REAR GARDEN



To the rear of the house is a delightful cottage style garden with a lawned path which takes you through the garden to a private area to sit and enjoy the birdsong. Again there is an abundance of perennials, mature trees and planting etc as well as a fish pond. There's also a large shed, paved area, space for bins and a path with decking leads to the front of the property.

DIRECTIONS

From the town centre proceed up Castlegate Drive onto Castlegate and turn right (just after the sports centre) into Deer Orchard Close and follow the road round to the left.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band E.

VIEWING ARRANGEMENTS

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 Grisdals, 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. Grisdals 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 BUREAU

Grisdals work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

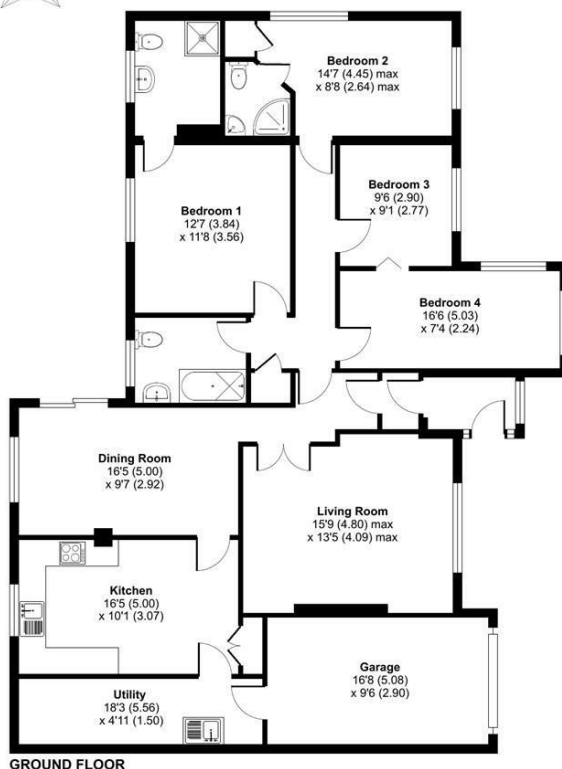
To find out how we can help you realise your dreams, just call your nearest Grisdals office.

Floor Plan

Deer Orchard Close, Cockermouth, CA13

Approximate Area = 1607 sq ft / 149.2 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR

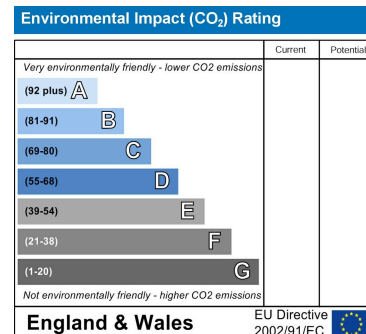
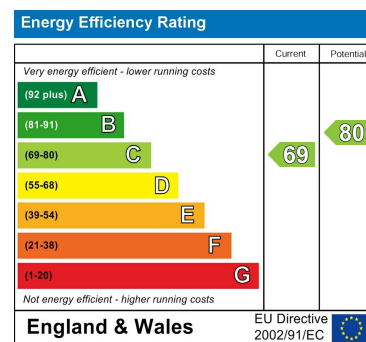


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2023. Produced for Grisdales. REF: 1025512

Area Map



Energy Efficiency Graph



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