



13 Buttermere Close , Cockermouth CA13 9JJ

Bungalow - Detached



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GRISDALES
PROPERTY SERVICES

£305,000

Key Highlights

- Immaculately maintained and move-in ready detached bungalow
- Modern kitchen, recently updated and practical
- Spacious & good layout providing generous internal living space
- Ample parking on 2 driveways. Single garage.
- EPC Rating C
- Spacious lounge with French doors opening to the garden & 2nd Reception Room
- Two comfortable bedrooms and a bathroom
- Attractive rear garden with decking, lawns and borders. Pretty front garden.
- Quiet cul-de-sac location close to town, amenities, and scenic walks

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13 Buttermere Close, Cockermouth

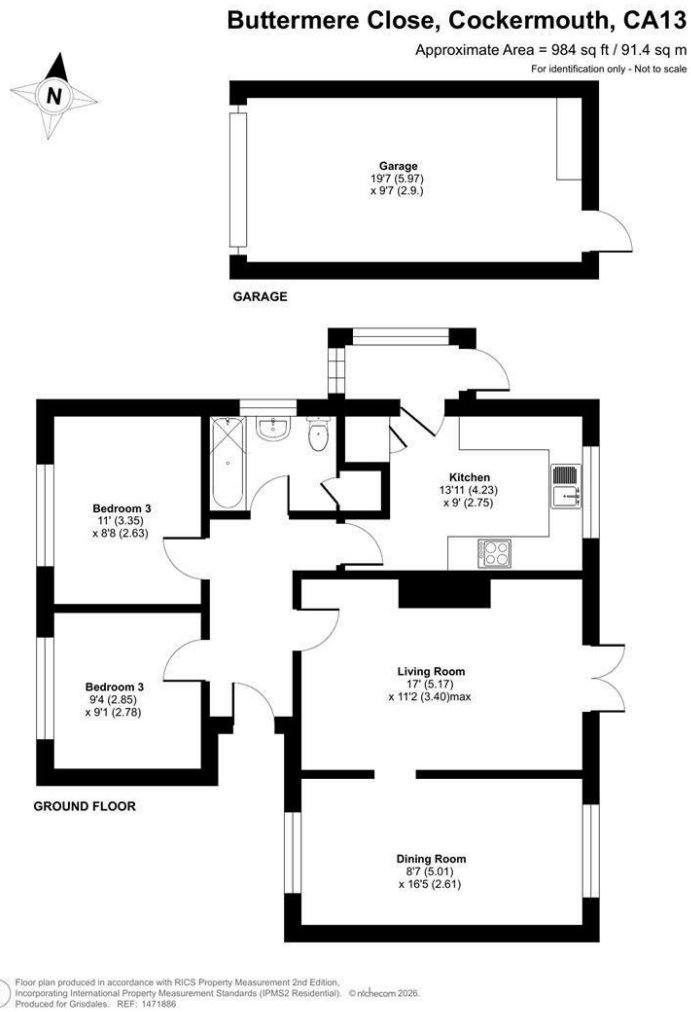




Welcome to Buttermere Close, Cockermouth

This beautifully maintained detached bungalow offers the perfect blend of comfort, space, and location. With a bright and spacious lounge with French doors opening onto a sunny garden, a modern recently fitted kitchen, and two cosy bedrooms, the home is ready to move into while still offering scope to personalise. With easy-to-manage outdoor space, ample parking, and a garage, it's both practical and inviting. Positioned in a peaceful cul-de-sac on the edge of town, it combines tranquillity with convenience, with local amenities close by and scenic walks right on the doorstep—making it an ideal place to relax and enjoy everyday living.

Floorplan



Total Floor Area:
984.00 sq ft

THINGS YOU NEED TO KNOW

The property is Freehold and benefits from mains gas, electric, water and drainage services.

OWNERS COMMENTS

In the owners words "We bought this lovely bungalow for our elderly parents to bring them closer to us, and they settled in instantly. They absolutely adored the bright, airy rooms and found the property incredibly easy to manage. Located in a beautifully quiet cul-de-sac with no passing traffic, they felt safe and welcomed by wonderful, friendly neighbours.

No matter the time of day, natural light pours through the windows, and the garden enjoys sunshine from morning until evening. It became a peaceful haven for them, especially as they loved watching the countless birds that visited the garden right from the comfort of indoors. This home served our parents beautifully and brought them immense happiness. We truly hope the next owners find just as much joy and comfort living here."

YOUR PERFECT NEW HOME

Step into your perfect new home!

This delightful bungalow offers a wonderfully comfortable and immaculately maintained living space that's sure to impress from the moment you arrive. The spacious lounge, complete with French doors, opens beautifully onto a sunny back garden —perfect for relaxing or entertaining. A stylish kitchen, recently fitted just a couple of years ago, adds a modern touch, while the home still offers exciting potential for you to add your own personal flair. The property benefits from an enhanced layout, creating generous internal space. With two cosy bedrooms, a practical bathroom, and a garden that's both attractive and easy to care for with decking, lawn and borders, this home truly ticks all the boxes. Add in ample parking and a garage, and you have a vibrant, welcoming home ready to be enjoyed inside and out!

A QUIET CUL DE SAC SETTING

And if that hasn't already won you over, the location certainly will!

Located at the end of a cul-de-sac of similar homes right on the edge of town, this property enjoys a wonderfully peaceful setting while still being superbly convenient. The town centre is a short distance away and en-route there's Slatefell Stores, handy when you need a pint of milk!

For those who love the outdoors, you'll be spoiled for choice with scenic walks right on your doorstep—perfect for enjoying the beauty of the surroundings. It's a truly fantastic spot that effortlessly combines tranquillity with everyday convenience!

DIRECTIONS

W3W://serves.runner.skate

LOCAL COMMUNITY - CA13

CA13, centered on Cockermouth and surrounding villages, offers a highly desirable market town lifestyle on the edge of the western Lake District. The area is known for its attractive historic centre, independent shops, cafés and cultural appeal, along with strong local amenities including a wide choice of supermarkets. Education is well regarded, with schools including Cockermouth School and several local primary schools serving the wider area. Residents benefit from healthcare services, leisure facilities and good road links to nearby employment centres such as Workington and Whitehaven. With its blend of heritage, riverside setting along the River Derwent and proximity to outstanding countryside, CA13 is particularly popular with families, professionals and those seeking a balance of market town living and access to the Lake District.

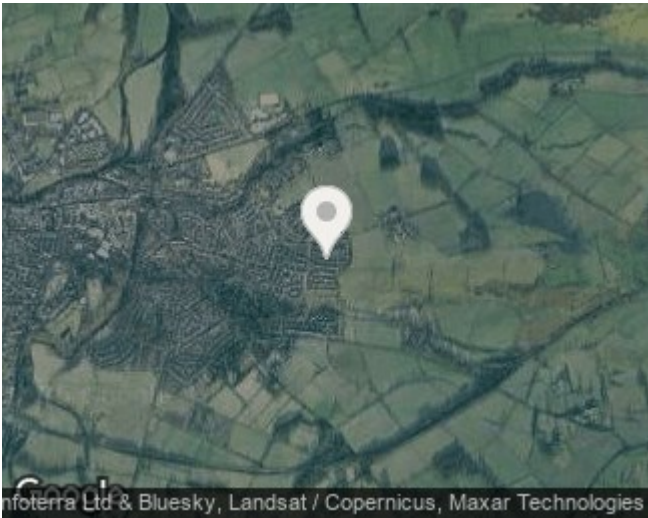








Location



Energy Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	77
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	

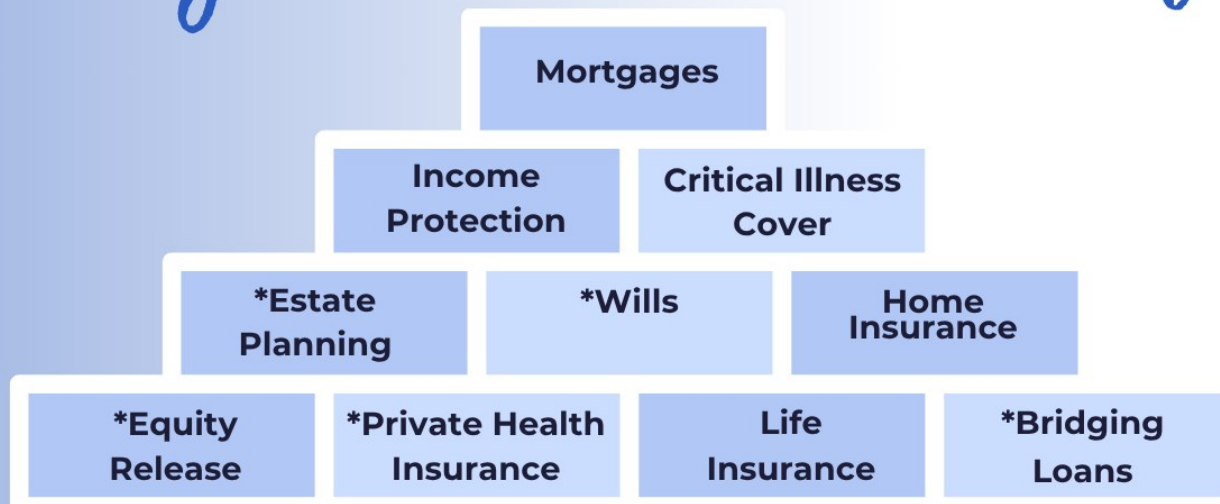
Additional Information

Tenure: Freehold Council: Cumberland Tax Band: C

Please Note:
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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