



# GRISDALES

PROPERTY SERVICES



## 4 Mill Grove Tweedmill Lane, Cockermouth, CA13 9DE

**£489,000**

Tucked away in a quiet cul de sac of similar houses off Tweedmill Lane is this splendid four bedroomed detached house which offers a perfect blend of modern living and convenience. Just a few minutes' walk from the vibrant town centre, this property is ideally situated for those who appreciate both tranquility and accessibility. It's within easy walking distance of shops, schools, health and sports facilities and is absolutely perfect for family living.

Boasting four spacious bedrooms, this home is designed with families in mind. The highlight of the property is undoubtedly the brand new, top-of-the-range kitchen, which seamlessly integrates into an open family room. This inviting space is perfect for entertaining guests or enjoying quality time.

Outside, the property benefits from off road parking and a double garage, making it convenient for families with multiple vehicles or those who require extra storage space. There are gardens to the front and rear.

This superb family home, built approximately 20 years ago, combines modern amenities with a welcoming atmosphere, making it an ideal choice for those looking to settle in the picturesque town of Cockermouth. With its prime location and exceptional features, this property is not to be missed.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

The property is accessed via UPVC door with coloured frosted glazing panel and panels to the side and that leads into:

## ENTRANCE HALL

With wood effect karndeian flooring and stairs to the first floor.

## CLOAKROOM

7'6" x 3'11" (2.31 x 1.20)



Fitted with low level WC, pedestal Wash Basin, tiled splashback and chrome tap with continuation of flooring and walk in cupboard with coat rack.

## LOUNGE

27'9" x 12'2" (8.48 x 3.72)



Lovely light and airy room with a square bay window to the front and french doors to the rear, 2 ceiling roses, coving, television point and gas coal effect gas fire in brass frame on cream hearth with matching oak veneer surround with mantelpiece over.

## KITCHEN/DINER



Lovely light airy room with a square bay window to the front and window to the rear, separated into two areas with wood affect LVT flooring.

## DINING AREA

13'4" x 12'3" (4.07 x 3.74)



With ample space for a table and square bay window with television point.

## KITCHEN AREA

14'1" x 12'3" (4.31 x 3.74)



Newly fitted with a range of base and wall units in porcelain, high gloss with quartz worktop over with matching up stand and splash back behind the HOB and includes: A comprehensive range of cupboards and drawers which are all soft closers. Peninsula, with seating for two, 1 1/2 bowl stainless steel sink with mixer tap, integrated fridge freezer, integrated dishwasher, electric oven with hob over and concealed extractor fan, window to the rear with electric blind (wall mounted) television point, drop down lighting over the peninsula and charcoal grey vertical radiator, built in NEFF microwave oven, NEFF induction hob and NEFF hide and slide electric oven. Spotlights and door into:

## UTILITY ROOM

7'6" x 5'2" (2.31 x 1.58)



UPVC door to the rear, worktop with matching cupboards to those in the kitchen. Plumbing for washing machine and space for tumble dryer. Continuation of kitchen flooring.

## FIRST FLOOR LANDING



Staircase with natural wood bannister and handrail leads to 1st floor landing with large shelf covered cupboard housing cylinder tank, window to the front and access into the loft, good space for study or working.

## BEDROOM 1

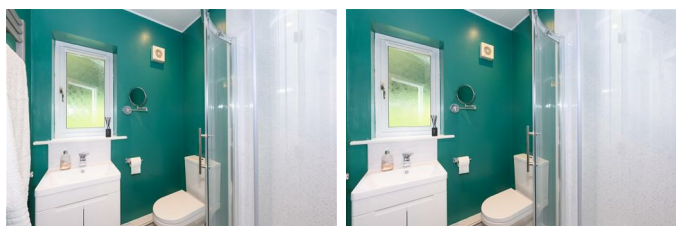
15'9" x 12'2" (4.82 x 3.72)



Double room to the rear.

## EN-SUITE

6'8" x 5'3" (2.04 x 1.61)



With shower enclosure and wall mounted chrome shower attachments including; handheld hose and rainfall shower, curved screen and chrome frame, low level WC, Wash Basin set into white fronted vanity unit with chrome mixer tap over and splash back. Frosted window to the rear, charcoal grey heated towel rail, extractor. Wood affect waterproof multi panel flooring and white ceiling with spotlights.

## BEDROOM 2

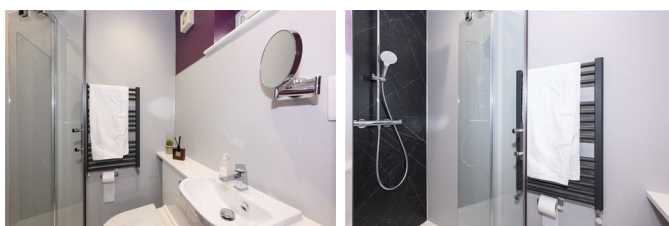
10'11" x 12'2" (3.35 x 3.72)



Double room to the front with built in wardrobe, hanging space with shelf and door leading into:

## EN-SUITE

6'5" x 5'4" (1.97 x 1.64)



Fitted with shower enclosure with clear screen and chrome frame, mounted chrome shower and attachments, low level WC and wash Basin with chrome mixer tap set into vanity unit. Frosted window to the rear, shaver points, extractor fan, spotlights, charcoal grey radiator and wood effect multi panel flooring.

## BEDROOM 3

12'2" x 10'11" (3.72 x 3.34)



Double room to the front.

## BEDROOM 4

12'2" x 9'2" (3.72 x 2.80)



Small double room to the rear with shelved cupboard.

## FAMILY BATHROOM

7'7" x 6'8" (2.32 x 2.04)



Fitted with bath and mixer tap, pedestal wash basin with chrome tap and low-level WC fitted around sanitary fittings with cream ceramic tiles. Tiled floor, extractor fan and frosted window to the rear.

## GARAGE

18'2" x 17'9" (5.55 x 5.42)

Electric roller shutter door leads to double garage with eaves storage area, wall mounted, boiler and door to the rear.

## PARKING

Off road for two cars and a brick paved drive.

## FRONT GARDEN



A brick paved drive Leads to the front door with small garden areas either side.

## REAR GARDEN



With access from the lounge and a paved path that leads to the rear of the property, surrounded by lawn to the rear, and retaining wall gives leads up to a bank which is well planted with a fabulous selection of shrubs and flowers, trees.

## DIRECTIONS

Leave the centre of Cockermouth via Station Street - turn left into Lorton Road - shortly after passing over the bridge, turn right into Tweedmill Lane and second right into Mill Grove.  
W3W: ///alien.teamed.outlawing

## COUNCIL TAX

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

## 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 REGULA

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.

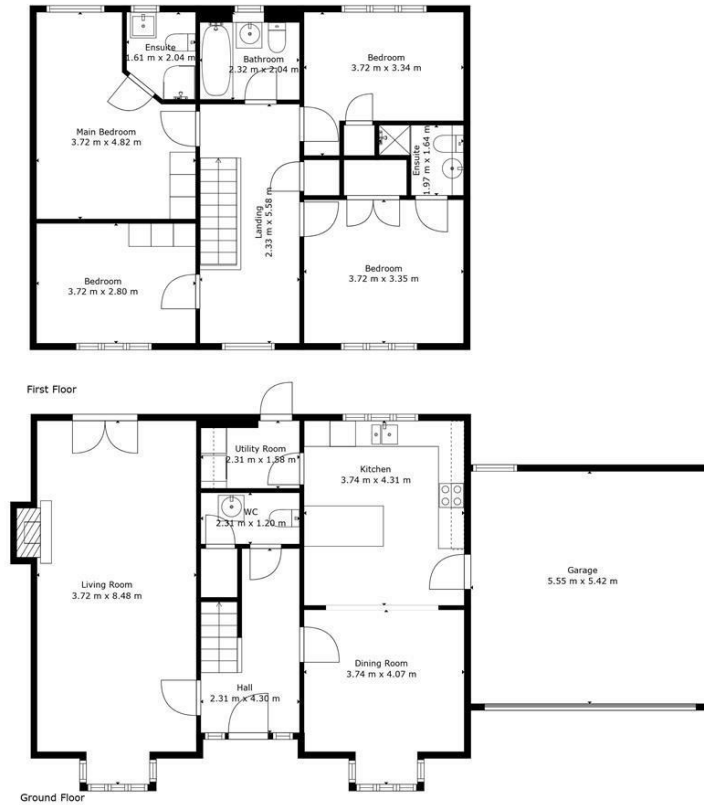
## **MORTGAGE ADVICE**

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

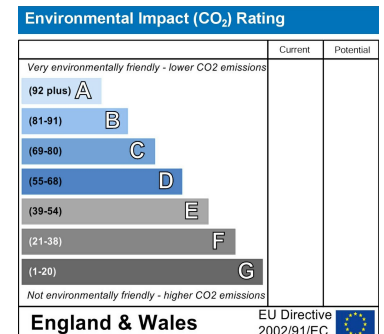
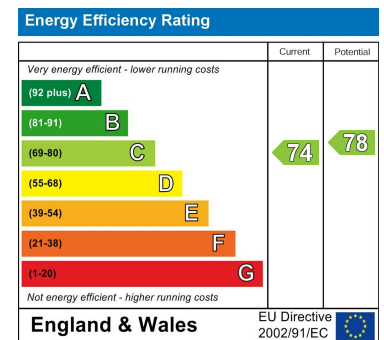


Measurements Are For Guidance Only.

## 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.