



4 Marvejols Park, Cockermouth, CA13 0QR

£335,000

STANDING PROUDLY on the edge of this highly popular residential development is this super three bedroomed detached family home. with gardens, single garage and views!

Built approximately 25 years ago by reputable builders it has been well looked after, having had a modern and stylish kitchen fitted in recent times. It offers great space with bags of natural light and it's ideal if you're downsizing, or it's perfect for second steppers looking for a great family home.

Being on the edge of town, there's quick access onto the A66 and A5086 and Outstanding Primary & Secondary schools are all close by.

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

ENTRANCE

The property is accessed via a uPVC door with frosted glazing panels to the centre and sides. Leads into:

INNER HALLWAY

11'0" x 5'11" (3.36 x 1.82)

With wood effect vinyl floor covering. Stairs to the first floor. Coving. Telephone point. Door to:

LOUNGE

17'1" x 10'11" (5.22 x 3.34)



With square bay window to the front and additional window facing the front. Television point, electric fire with chrome surround with marble effect hearth and dark stained mantelpiece over. Coving and two centre light fittings.

DINING ROOM / STUDY

10'1" x 9'6" (3.08 x 2.91)



Sliding patio doors to the rear. Dado rail. Coving.

KITCHEN

12'2" x 10'1" (3.73 x 3.08)



Fitted with a range of modern units and drawers in pale beige/taupe with wood effect laminate worktop over and matching splashback. Includes stainless steel sink with mixer tap. Electric hob with black glass splashback and black extractor fan, double electric oven by Bosch and space for fridge/freezer. Plumbing for washing machine / dishwasher and space for a second appliance. Window to the rear and smaller window to front. Spot lighting. Tile effect flooring.

CLOAKROOM

5'11" x 2'5" (1.82 x 0.76)

With wall mounted wash hand basin, low-level WC with concealed cistern. Part tiled with cream ceramic tiles. Dado rail. Extractor fan. Wood effect vinyl floor covering.

STAIRCASE / LANDING

Staircase with window overlooking the side. Access into the loft.

BEDROOM 1

11'11" x 10'6" (including built-in cupboards) (3.65 x 3.21)
(including built-in cupboards)



A double room with rear aspect with a range of white fronted fitted wardrobes. Television point. Door leading into:

EN-SUITE

9'9" x 4'9" (2.99 x 1.47)



Fitted with shower within cubicle, with chrome frame and clear door, with wall mounted chrome shower and attachments and waterproof panelling. Low-level WC, white ceramic wash hand basin, with chrome mixer tap, set into vanity unit with white fronted cupboards and black work top over with splashback. Chrome ladder style radiator. Spotlighting. Dual aspect (frosted windows).

BEDROOM 2

10'5" x 9'8" (3.20 x 2.96)



Double room with fitted wardrobes and shelving.

BEDROOM 3

11'2" x 7'1" (3.42 x 2.16)



Double bedroom to the front.

FAMILY BATHROOM

7'8" x 6'5" (2.36 x 1.97)



Fitted with bath with tap connected shower with waterproof panelling and clear screen. Low-level WC. White ceramic wash hand basin, with chrome mixer tap, set into vanity unit with white fronted cupboards and black work top over with splashback. Chrome ladder style radiator. Frosted window. Extractor fan. Airing cupboard housing cylinders, tank and shelving.

PARKING / GARAGE

17'2" x 9'0" (5.24 x 2.76)

Tarmac drive for two cars leads to the single garage with concrete floor, breeze block walls. A good range of wall mounted shelving. Up-and-over garage door. Access into the loft. Wall mounted boiler. Pedestrian door to the rear.

REAR GARDEN



Paving and patio area; steps lead up to an enclosed lawn with well-established shrub and flower borders. A greenhouse measuring approximately 2m x 3m adjoins the side of the house.

FRONT GARDEN



Attractive gardens to the front with well-established shrub and floral borders. Lawn areas to the front and side and terracotta coloured shillies. To the side is a greenhouse.

OUTLOOK



From the front of the property there is a pleasing outlook over the green and trees to the Lake District fells in the distance.

DIRECTIONS

From Main Street proceed up Station Street to the traffic lights, go straight across to the second set of traffic lights and bear left. continue out of town and just after the turn to Oakhurst Garden Centre, turn right into Marvejols Park. Proceed up the hill past the Travel Lodge and the property can be found on the left hand side.

COUNCIL TAX

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

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 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 BUREAU

Grisdales 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.

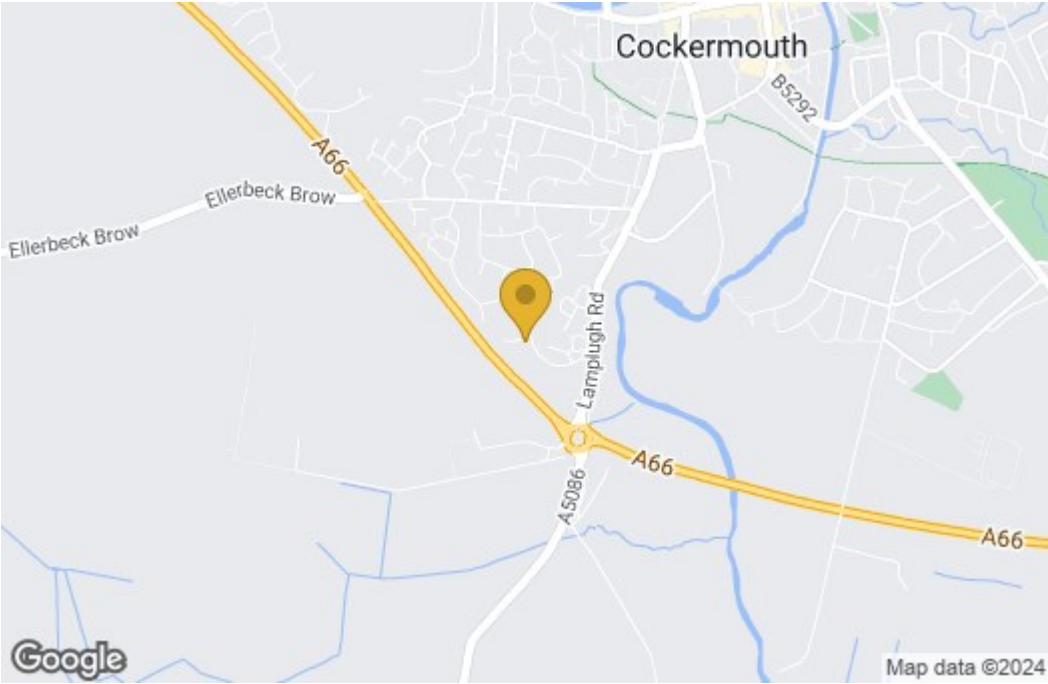
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

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

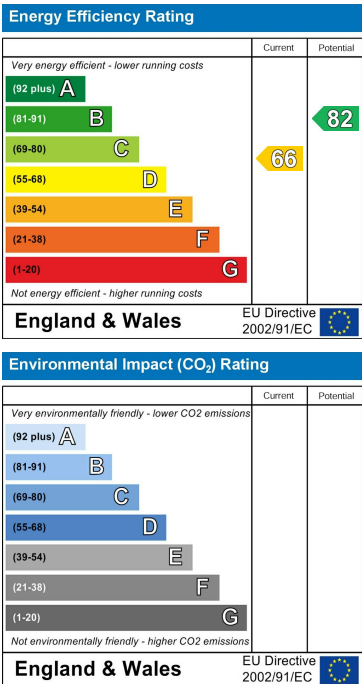
Floor Plan



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