



The Parklands | | Cockermouth | CA13 0XJ

Guide Price £330,000



**david britton**  
ESTATES



## Key features

- Three bedroom detached home
- In popular residential area
- Immaculate and well presented throughout
- Sits on good sized plot
- Lounge with French Doors to the rear garden
- Dining Hallway with stairs to the first floor
- Kitchen with space for dining
- Master bedroom with ensuite shower room
- Two further bedrooms
- Family bathroom

## Description

Found in the highly desirable area of The Parklands, this modern 3-bedroom detached house is in immaculate order throughout and offers a great family home in a popular location on the edge of the market town of Cockermouth and is close to open countryside.

The property enjoys spacious accommodation including 2 reception rooms including a lounge with French Doors to the garden, dining hall, fitted kitchen and downstairs WC. There are 3 bedrooms to first floor with en-suite shower room to Master Bedroom and a family bathroom. All the rooms benefit from fitted wardrobes and ample storage space. The gardens are easily managed with a patio terrace and gravelled area bordered by shrubs to the rear and to the front there is a garage and driveway parking for two vehicles. A great family home not to be missed!

Cockermouth is a great location for those needing amenities close including supermarkets, schools, nurseries, doctors, dentists, shops, cafes, bars etc. It has great links to the Western Lakes and is positioned 1 mile from the Lake District National Park. Keswick, Penrith and Carlisle are all within close proximity along the A66 and M6 motorway too.

**\*\*Viewings strictly by appointment only\*\***

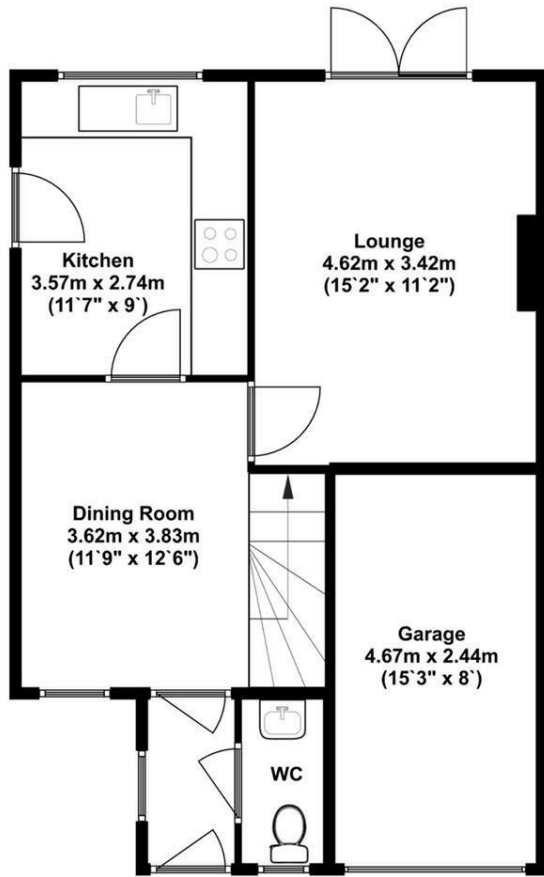
## Directions



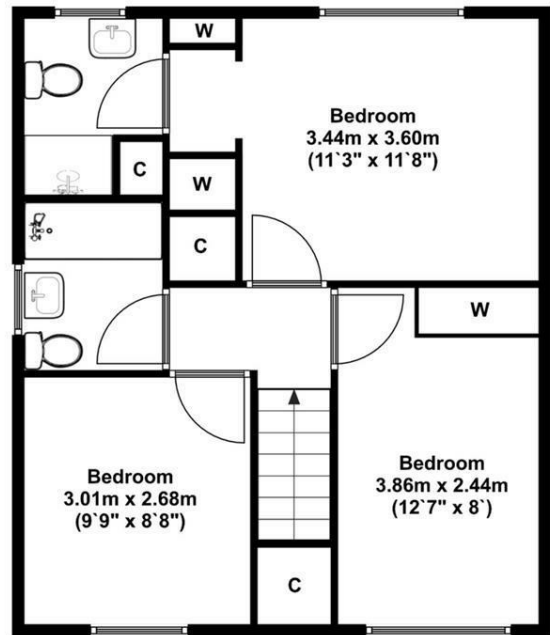




# Floor plans



**Ground Floor**  
Approx 45.00 Sq meters (484.00 Sq feet).



**First Floor**  
Approx 47.00 Sq meters (506.00 Sq feet).



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



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