



GRISDALES

PROPERTY SERVICES



6 Couplet Close, Cockermouth, CA13 0ZL

£450,000

THIS GORGEOUS FIVE BEDROOM DETACHED HOME BOASTS A LOCATION ON A QUIET CUL DE SAC ON THIS PRESTIGIOUS DEVELOPMENT ON THE OUTSKIRTS OF COCKERMOUTH. ENJOYING FABULOUS FAMILY ACCOMMODATION OVER THREE FLOORS OUR OWNERS HAVE UPGRADED THEIR HOME WITH SOME BEAUTIFUL AND INDIVIDUAL IMPROVEMENTS...THIS IS NOT LIKE THE REST...THIS IS AS INDIVIDUAL AS YOU ARE...

The property is immaculately presented and although four years old it is as new ! You really do just need to bring your furniture...The ground floor comprises a stunning extensively fitted kitchen/dining/family room with high spec appliances and this is bound to be the heart of your home, an elegant and very generous living room with multifuel burner, plus a separate utility room and downstairs WC, while the two upper floors contain a beautiful master suite with dressing room area and ensuite, four further excellent size bedrooms, superior family bathroom and further ensuite. There are gorgeous must see landscaped gardens to the rear with drive and garage to the front. THIS IS A HAVE TO VIEW HOME !!!

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

Many features have been added to the property since purchasing, multi-fuel burner in living room, bespoke veranda in rear garden, landscaped rear garden, new bespoke Rockdoor front entrance door, new Infiniti quartz kitchen worktops with integrated sink and drainer, new hard wearing ceramic tiled flooring to kitchen and utility, new wall tiling to kitchen, all sanitary ware is Kohler
Gas central heating.
Double glazing. The property is freehold, but there is a road maintenance charge which is presently £182 per annum.

ENTRANCE HALL

A light and welcoming entrance to the property with a bespoke Rockdoor front entrance door, staircase to first floor, understair cupboard, radiator.

KITCHEN/DINING/FAMILY

23'4" x 18'2" (7.13 x 5.54)



With dual aspect, this fabulous generously sized space has an extensively fitted grey high gloss kitchen. the base and wall units having individual chrome handles with complementary Infiniti quartz worktops and incorporating 1.5 sink and drainer, fresh white wall tiling, integrated Bosch double oven, integrated Bosch microwave, Bosch 5-ring gas hob, integrated Bosch fridge and freezer, Bosch integrated dishwasher and Neff stainless steel extractor chimney, slide out larder units, large dining area and seating area with attractive decor, high quality wood effect ceramic tiled flooring, radiator, door to utility room.

UTILITY ROOM

9'8" x 5'10" (2.97 x 1.78)



Fitted with high gloss grey units with chrome handles,

plumbing for washing machine, wall mounted Logic System boiler, high quality wood effect ceramic tiled flooring, door to garden.

LIVING ROOM

23'9" x 11'5" (7.26 x 3.48)



With dual aspect, and French doors to rear garden, fabulous Clearview multi-fuel burner with oak lintel and smart granite hearth, radiator. There is easily enough room in here to accommodate a good size dining table if desired.

DOWNSTAIRS WC

Integrated WC with concealed cistern and wash hand basin, tiled finishes, radiator.

FIRST FLOOR LANDING

An attractive galleried landing with airing cupboard and shelving, radiator, staircase to second floor.

MASTER BEDROOM SUITE



A generous double bedroom with rear aspect, radiator, dressing room area with well fitted open wardrobe space with hanging and shelving, door to en suite.

EN SUITE SHOWER ROOM



With window to rear aspect, comprising a double walk-in shower enclosure with waterfall head, integrated WC with concealed cistern and wash hand basin. Immaculate tiled finishes and white tiled flooring, chrome ladder radiator, integrated ceiling lighting.

BEDROOM TWO



An excellent double bedroom with window to front aspect, radiator.

BEDROOM THREE



Double bedroom with window to rear aspect, radiator.

FAMILY BATHROOM



With window to rear aspect, this superbly presented master bathroom is immaculately presented to offer bath with chrome hand shower fitting, separate shower cubicle with Mira shower, waterfall head, stylish mosaic tiling to one wall, integrated WC with concealed cistern and wash hand basin, chrome ladder radiator, integrated ceiling lighting and white tiled flooring.

SECOND FLOOR LANDING

With large walk in storage cupboard.

BEDROOM FOUR



Double bedroom, radiator.

BEDROOM FIVE



Double bedroom, radiator.

SHOWER ROOM



With Velux window and comprising shower enclosure with contemporary tiling, integrated WC with concealed cistern and wash hand basin, tiled flooring, chrome ladder radiator.

EXTERNAL



GARAGE

A larger than average single garage with power.

FRONT GARDEN



To the front of the property is a paved drive for three + vehicles and a pretty border area with trees and plants.

REAR GARDEN



The fabulous garden to the rear has been completely landscaped and makes a fabulous area for adults and children alike with high quality stylish bespoke veranda with paving, large lawn area with deep abundant borders of trees, shrubs and flowerbeds, feature gravelled areas, pergola and decking. Plenty of space to relax, play and room for a hot tub or summer house if you desire. Child and dog friendly. Outside water tap.

DIRECTIONS

Proceed from Main Street in Cockermouth in a westerly direction along Low Road. Take the left hand turn into The Laureates and proceed along the main road of the

development until reaching Couplet Close 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 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 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.

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Floor Plan

Couplet Close, Cockermouth, CA13

Approximate Area = 1850 sq ft / 171.8 sq m

Garage = 224 sq ft / 20.8 sq m

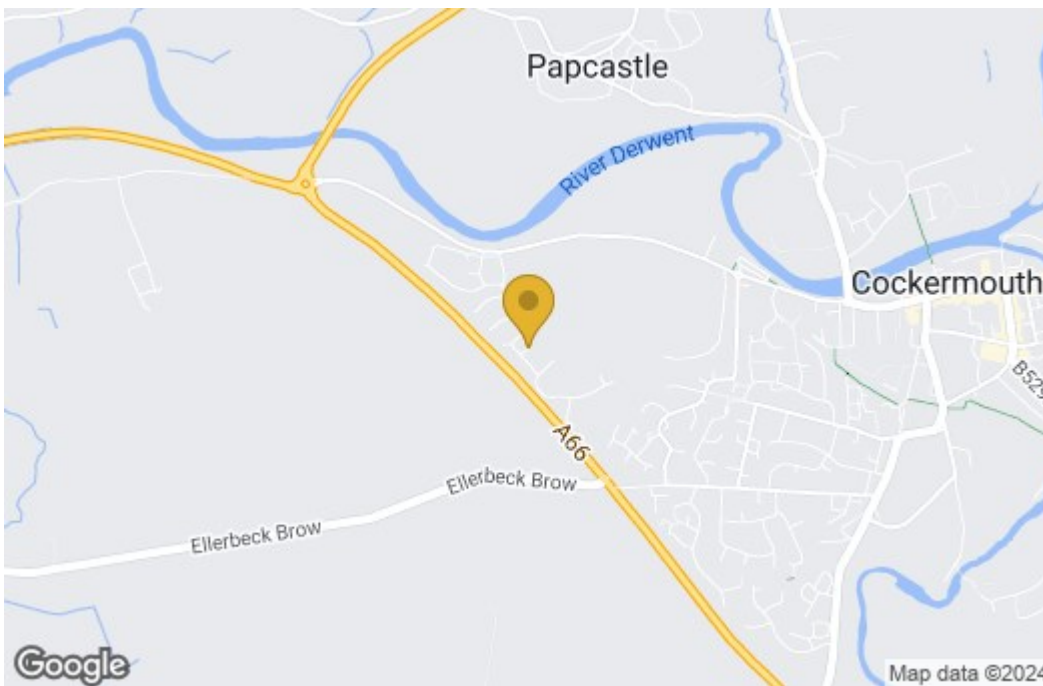
Total = 2074 sq ft / 192.6 sq m

For identification only - Not to scale

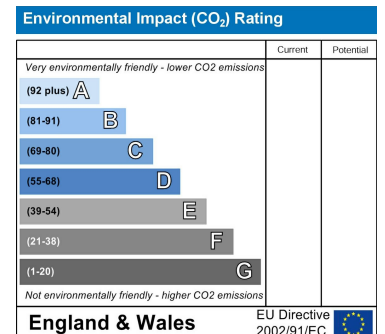
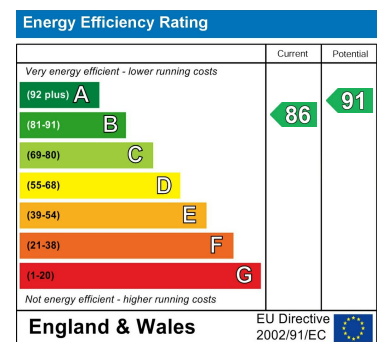


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2024. Produced for Grisdales. REF: 1070097

Area Map



Energy Efficiency Graph



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