



# GRISDALES

PROPERTY SERVICES



## 21 Derwentside Gardens, Cockermouth, CA13 0JF

**£470,000**

Welcome to your new home! And what a welcome it will give you! Beautifully fitted, maintained and perfectly located it offers some superb space designed with the modern, discerning family in mind.

It sits well on this sought after development with an open aspect from the front and a delightful river view to the rear and it's within a 10 minute level walk to the town centre, through the park and across the river – absolutely delightful! The primary and secondary schools in Cockermouth are Outstanding and are located within easy reach and there's a great selection of shops, bars and eateries all within a few hundred yards. We would certainly recommend it in terms of location!

Internally the home is beautiful and one you'll be proud to live in. Downstairs there are three perfectly proportioned reception rooms as well as a lovely kitchen/dining room – the kitchen is gorgeous with its "ice blue" cabinets! Upstairs there's a superb four piece Jacuzzi fitted bathroom as well as four good sized bedrooms, two having en-suites.

If you need ample parking, then this is the house for you - the drive can comfortably accommodate 6+ vehicles and there's also a double garage with a pedestrian door into the house. The gardens are simple and easy to maintain with lawns at the front and paving to the rear.

Helping you find your perfect new home...

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

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## OWNERS' COMMENTS

"When I moved to Cockermouth 23 years ago this was my dream home due to its convenience to the town centre and the schools. It has so much parking too which is what we needed at the time and I love being near the river with all the wildlife around".

## THINGS YOU NEED TO KNOW

Gas central heating;  
Double glazing.

## ENTRANCE

The property is accessed via a door with chrome ironmongery and frosted glazing panels, and that leads into:

## ENTRANCE HALL



A fabulous welcoming entrance hall with engineered oak flooring, stairs to the first floor, coving and natural wood internal doors, some of which are glazed. Telephone point, burglar alarm control panel and spacious under-stairs cupboard with coat hooks and continuation of flooring. Second cupboard with shelving and continuation of flooring.

## CLOAKROOM

5'10" x 2'6" (1.80 x 0.78)



Fitted with low level WC, white wash basin with chrome mixer tap set into white fronted cupboard, chrome ladder style radiator, fully tiled throughout with white ceramic tiles, access into the loft, extractor fan and black sparkly ceramic tiled floor.

## LOUNGE

17'6" x 12'10" (5.34 x 3.93)



With continuation of the engineered oak flooring, television point, coving and ceiling rose with centre light fitting. Dual aspect room with two windows to the side and two windows to the rear, wall mounted gas fire with ornamental logs and black granite surround.

## SNUG

13'6" x 11'4" (4.14 x 3.46)



Currently used as a sitting room with engineered oak flooring, double French doors to the rear, coving and ceiling rose with centre light fitting. Glazed door leading into kitchen and double glazed doors leading into the lounge.

### RECEPTION ROOM THREE

12'11" x 9'4" (3.94 x 2.85)



Currently used as an art studio but this would make a delightful study or dining room. With two windows overlooking the front and fitted with a range of cupboards and shelves with cream worktop. Engineered oak flooring and telephone point.

### DINING KITCHEN

23'0" x 10'1" (7.03 x 3.08)



A fabulous family room with lots of natural light - two windows overlooking the rear and two to the side and continuation of engineered oak flooring. Naturally split into dining and cooking.

### DINING AREA



Overlooking the rear with ample space for a dining table. Opening into kitchen:

### KITCHEN



Fitted with a range of base and wall units in ice blue with metal and white ceramic handles and wood effect laminate worktop over and ceramic tiled splashback. Kitchen includes 1.5 white ceramic sink unit with mixer tap, integrated Bosch appliances including dishwasher, fridge/freezer, 4-ring electric hob with white glass splashback and stainless steel extractor fan, combination oven, electric oven and warming drawer below. Natural wood glazed door leads back to the inner hallway.

## UTILITY ROOM

9'4" x 8'6" (2.85 x 2.61)



Fitted with the same units as those in the kitchen and includes plumbing for washing machine and space for a second appliance, stainless steel sink unit, spotlighting and window overlooking the side. Door to the rear, pedestrian door into the garage and wood effect vinyl floor covering.

## STAIRCASE AND LANDING



Dog leg staircase with white banister rails leads to a galleried landing area with window overlooking the front, access into the loft and walk-in laundry cupboard with shelving.

## FAMILY BATHROOM

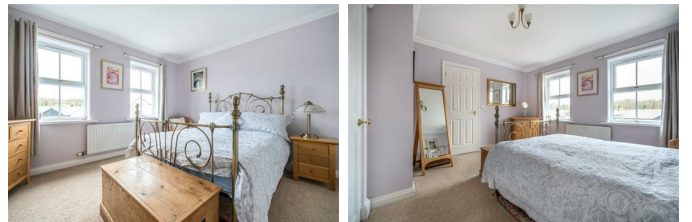
12'5" x 8'1" (3.79 x 2.48)



A four piece family bathroom with Jacuzzi fittings including large white corner bath with seating, mixer tap and shower hose, shower with curved sliding door in chrome frame and wall mounted chrome shower and attachments. Pedestal wash basin with chrome mixer tap and low level WC. Fitted around sanitary fittings with beige ceramic tiles and includes large wall mounted mirror fronted cupboard, spotlighting, extractor fan, chrome ladder style radiator and frosted window to the front. Blue Karndean flooring with sun pattern to the centre in gold.

## BEDROOM ONE

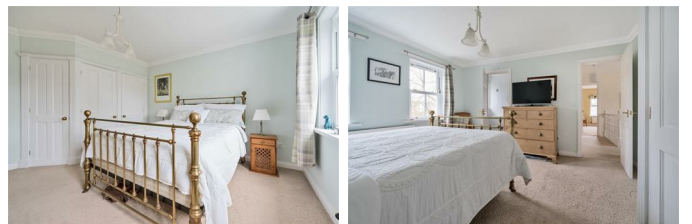
12'11" x 11'8" plus cupboards (3.95 x 3.57 plus cupboards)



Spacious double bedroom with two windows overlooking the front and three fitted wardrobes.

## BEDROOM TWO - MASTER BEDROOM

13'6" x 12'11" plus cupboards (4.14 x 3.95 plus cupboards)



Spacious double bedroom to the rear with two windows and a super aspect of the park, River Derwent and view to the town

centre. Fitted with three sets of fitted wardrobes and door leading into:

### EN SUITE

10'0" x 4'2" (3.06 x 1.29)



Fitted with shower cubicle in gold frame with wall mounted electric shower and attachments, pedestal wash basin with gold taps and low level WC. Fully fitted throughout with white ceramic tiles to the walls with complimentary blue ceramic tiling and pale grey tiling to the floor, shaver point, frosted window to the rear and extractor fan.

### BEDROOM THREE

11'5" minimum to the cupboards x 10'1" (3.48 minimum to the cupboards x 3.09)



Double room with two windows overlooking the rear and fitted with three fitted wardrobes. Door into the en-suite.

### EN SUITE

6'10" x 3'7" (2.09 x 1.10)



Fitted with shower cubicle in gold frame with folding door and Redring shower and attachments, pedestal wash basin with two gold taps and low level WC. Fully fitted throughout with white ceramic tiles and includes extractor fan, frosted window to the rear, shaving point and pale grey ceramic tiled floor.

### BEDROOM FOUR

12'5" x 8'5" (3.80 x 2.57)



A double room located to the side with telephone point.

## EXTERNALLY - FRONT



There is a large brick paved drive which will accommodate up to six cars and there is access into the double garage. There are gardens to the left and right hand side of the drive which are well maintained with lawns and shrub and floral borders. A blue gate set into a stone wall leads round the side.

## DOUBLE GARAGE

19'0" x 17'7" (5.81 x 5.36)



With electric up and over door and pedestrian door into the garage, white painted walls and grey painted concrete floor, two strip lights, wall mounted Worcester boiler and good range of shelving and access into the loft.

## EXTERNALLY - REAR

Accessed via the utility door onto a paved area with attractive paving stones and steps down to a brick paved area, well established borders and a shed and an aspect towards the river. Beside the shed is a small pond and a small garden area to the side with paving, shillies and a store.

## ASPECT



From the front is a view over rooftops towards the countryside in the distance. From the rear is a view over the park land to the River Derwent and towards the town centre.

## DIRECTIONS

The property is best approached from the centre of Cockermouth by proceeding along Main Street to the Gote Bridge roundabout. Turn right and immediately after the bridge turn right again into Wakefield Road. Continue into Derwentside Gardens and as the road bears left the property is straight ahead.

## 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.

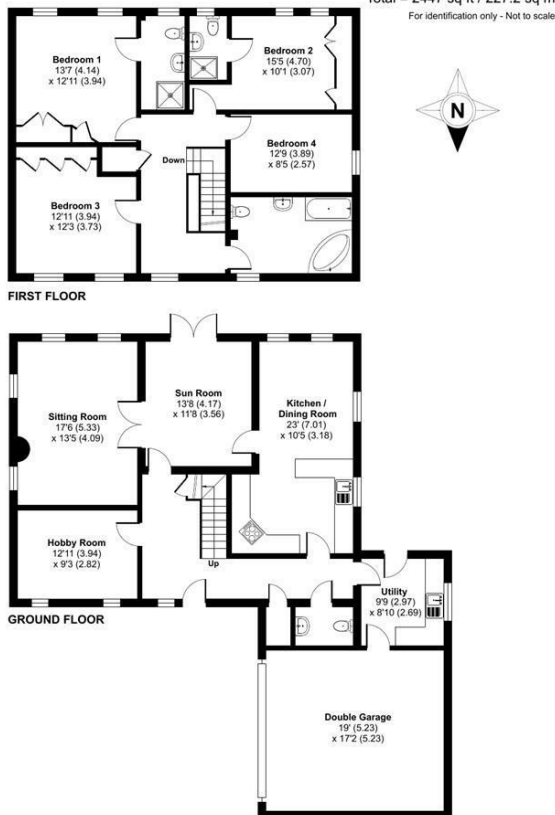
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

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

Floor Plan

Derwentside Gardens, Cockermouth, CA13

Approximate Area = 2121 sq ft / 197 sq m  
 Garage = 326 sq ft / 30.2 sq m  
 Total = 2447 sq ft / 227.2 sq m

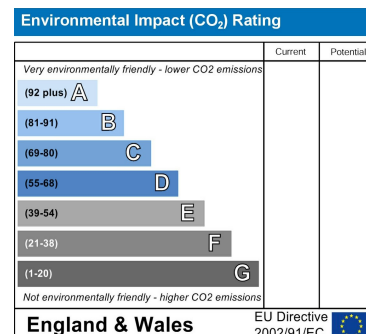
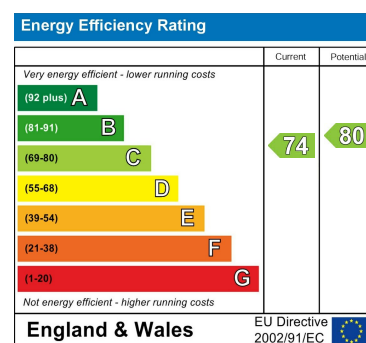


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Grisdales. REF: 1071666

Area Map



Energy Efficiency Graph



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