



GRISDALES

PROPERTY SERVICES



4 Camerton Road, Cockermouth, CA13 0YR

£299,950

There's only one word for these views – and that's "WOW"!! And similarly with the property as well!

What a super three bedroomed detached bungalow this is. Sitting pretty on the edge of Great Broughton with OUTSTANDING and UNOBSTRUCTED SOUTH FACING views this really is a fabulous home with a surprising amount of space inside. It's been well maintained in the past but there are bags of opportunities for you to put your mark on it and create the home of your dreams – and where better to do this than here, a great location with good access into the village where there are shops, pubs and a primary school. There's easy access to the A66 and you're in Cockermouth or Workington in no time.

Inside there's a welcoming entrance hall, superb lounge with three large windows and a great kitchen and all complimented by three bedrooms and a shower room. There's ample parking and a single garage which gives access to "under house" storage and there are pretty gardens to the front and rear.

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

Helping you find your perfect new home...

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OWNERS' COMMENTS

"We have enjoyed the stunning unobstructed views. Also it's spacious and light in a sunny south facing position and in a very quiet area".

THINGS YOU NEED TO KNOW

Gas central heating;

Double glazing.

ENTRANCE PORCH

Accessed via a uPVC door into entrance porch with glazing to two sides, parquet flooring and step up into inner hall which is accessed via a hardwood part glazed door.

ENTRANCE HALL

15'0" x 7'2" minimum (4.58 x 2.19 minimum)

A very spacious entrance hall with coving, airing cupboard and doors into each room.

LOUNGE

20'9" x 11'11" (6.35 x 3.64)



Accessed via a hardwood door with clear glazing panels. A fabulous room with two south facing windows and a further window to the side, all of which give a super view. Coving, electric fire on marble hearth with brick built surround and wooden shelving, television point and ample space for eating and relaxing. Sliding door gives access into:

KITCHEN

13'8" x 11'10" (4.19 x 3.62)



Fitted with a range of base and wall units in natural wood with a laminate wood effect worktop over and ceramic tiled

splash-back. Includes double electric oven, 4-ring electric hob with extractor fan, single bowl stainless steel sink with mixer tap, plumbing for washing machine, ample space for a dining table and coving. Fabulous south facing view over countryside. Glazed door leads back into the hallway and door leads to rear lobby.

REAR LOBBY

With tiled floor, window, uPVC door to the rear and fully tiled throughout and with plastic clad ceiling.

BEDROOM ONE

13'5" x 10'10" (4.10 x 3.32)



Spacious double bedroom to the front with coving.

BEDROOM TWO

14'0" x 10'10" (4.28 x 3.31)



Spacious double bedroom to the front with coving.

BEDROOM THREE

13'11" x 9'3" (4.26 x 2.82)



Spacious double bedroom to the rear with coving.

BATHROOM

8'11" x 6'0" (2.72 x 1.83)



Fitted with walk-in shower fitted with electric shower and attachments and clear screen in chrome frame and fitted with waterproof panelling; low level WC and matching wash basin in champagne colour. Fitted around sanitary fittings with cream ceramic tiles, coving, spot lighting and frosted window to the side.

PARKING



The property is accessed via a five bar gate and that leads to a tarmacked drive for up to three cars and access to a single garage.

GARAGE

20'6" x 9'8" (6.25 x 2.96)

With up and over door, concrete floor, window to the side, wash basin and toilet, tap, electricity and pedestrian door to the rear. A door leads into a storage area.

STORAGE AREA

20'11" x 12'0" (6.38 x 3.66)

Varying ceiling/floor heights. Electricity.

EXTERNAL - FRONT



With attractive lawn with shrub and floral borders and paths to each side of the property lead to the rear.

EXTERNAL - REAR GARDEN



Raised patio area and steps. Greenhouse. There are two lawns with well established shrub and floral borders and hedges.

OUTLOOK



There is a superb south facing outlook from the rear of the property over countryside to Brigham and the Lake District fells in the distance.

DIRECTIONS

Proceed through Great Broughton and take the road signposted Camerton. Proceed along here, bear right and proceed up Camerton Road and the property is on the left.

COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) 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

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.

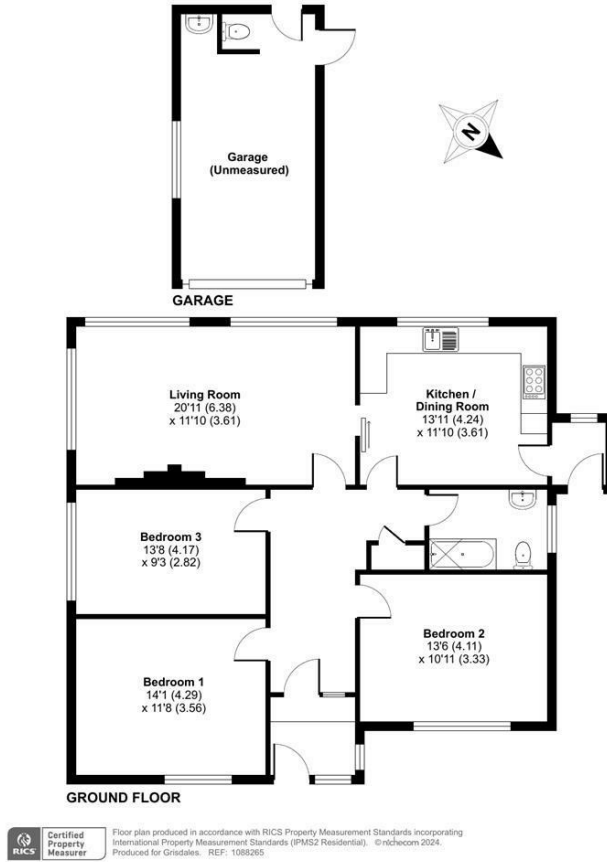
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Camerton Road, Great Broughton, Cockermouth, CA13

Approximate Area = 1141 sq ft / 106 sq m (excludes garage)

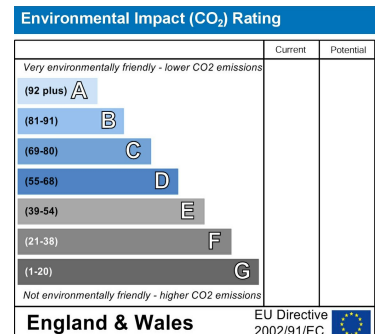
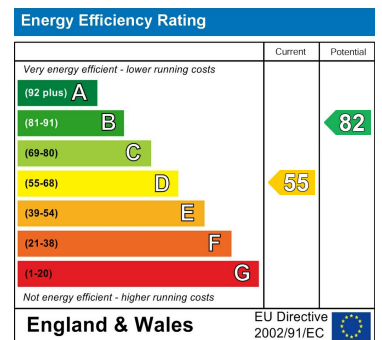
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Area Map



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.