



## 1 Holmewood Paddock, Cockermouth, CA13 0DN

**£475,000**

PERFECTLY SITUATED with quick and easy access onto the A66 to the Lake District and the Coast this superb four bedroomed detached family home offers immaculately presented accommodation, perfect for the discerning home-owner.

The large and welcoming entrance hall gives way to fabulous and particularly spacious reception rooms including a delightful lounge along with a conservatory, dining room and study. A beautifully fitted oak kitchen with Corian worktop overlooks the front and a well presented cloakroom and study complete the downstairs space. Upstairs there's a recently fitted and very desirable family bathroom and four well appointed bedrooms, the master bedroom being particularly delightful with a good range of purpose made built in wardrobes etc and with a large en-suite beyond.

Gardens are perfectly presented and offer some open yet fairly private space which is all easy to maintain and the double garage is a perfect place for all your storage needs! (it is understood that the foundations to the garage are sufficient enough to take a first floor extension)



## THINGS YOU NEED TO KNOW

Gas central heating, Double glazing.

### ENTRANCE HALL

12'11" x 9'6" (3.96 x 2.92)



The property is accessed via a UPVC door with frosted glazing panels and that leads into entrance hall. With natural wood floor, stairs to the first floor and open understairs area. Large window to the front and doors leading into the lounge, kitchen and cloakroom.

### LIVING ROOM

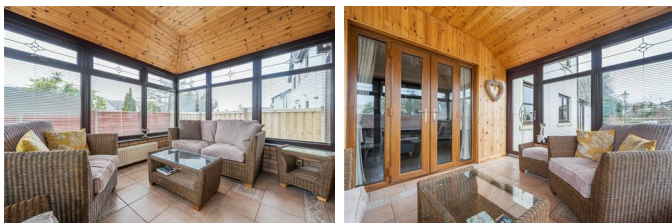
19'9" x 13'1" (6.02 x 3.99)



Modern log effect gas fire in dark frame set into chimney breast with picture light above. Attractive coving and matching ceiling rose, large window to the rear, double doors to the conservatory and double glazed doors into the dining room. Television point.

### CONSERVATORY

10'0" x 9'4" (3.05 x 2.87)



With tiled floor, windows to three sides and UPVC door to the side, pine clad ceiling and one wall.

### DINING ROOM

12'11" x 11'5" (3.94 x 3.48)



Wood effect flooring, coving and matching ceiling rose, part glazed door leading into the kitchen and oak door leading into the study. Large window into the rear garden,

### STUDY

8'7" x 11'5" (2.64 x 3.48)



With continuation of wood flooring and window to the rear.

### KITCHEN

14'6" x 12'5" (4.42 x 3.81)



Comprehensively and well fitted with a stylish range of natural oak units and drawers with Corian work top over and incorporating Corian sink unit and draining board. The kitchen includes a Britannia dual fuel cooker within bespoke chimney breast alcove with extractor fan above, integrated fridge/freezer and dishwasher and plumbing for washing machine. Centre aisle with seating, tiled floor, spotlighting and three windows.

## CLOAKROOM



Fitted with low level WC with concealed cistern built into vanity unit. Wash Basin with double cupboard below and with grey ceramic tiles with silver trim and grey tiled floor. Modern charcoal grey vertical radiator, picture rail and frosted window to the rear.

## UTILITY

9'1" x 5'10" (2.79 x 1.78)



With tiled floor, range of cupboards and drawers, double cupboard with shelving etc. UPVC door with frosted glazing panel to the rear and pedestrian door into the garage:

## STAIRS AND LANDING

Pine staircase with dado rail leads to the first floor landing with Velux rooflight and door leading into 4 bedrooms and bathroom.

## BEDROOM 1

12'11" x 12'2" (3.96 x 3.73)



A double room to the rear with a super range of built in cupboards and drawers with dressing table area and large mirror with lighting. Door into:

## ENSUITE



Fitted large shower unit with curved screen and chrome frame and wall mounted chrome shower and attachments. Low level WC and washbasin with mixer tap set into modern range of wood effect cupboards with matching worktop over. Fitted around sanitary fittings with beige ceramic tiles. Tiled floor, chrome ladder style radiator, frosted window to the front and to the side. Spotlights, extractor fan and chrome/glass bathroom fittings. Electric under Flooring heating.



### BEDROOM 2

12'11" x 9'4" (3.96 x 2.87)



Double room to the rear.

### BEDROOM 3

9'6" x 9'6" (2.92 x 2.90)



Double room to the rear.

### BEDROOM 4

9'4" x 9'1" (2.87 x 2.79)



Double room to the front.

### FAMILY BATHROOM



Fitted with bath and mixer tap over. Wash basin with chrome mixer tap and WC set into grey fronted vanity unit with marble worktop. Shower with clear screen and wall mounted chrome shower and attachments. Beautifully fitted throughout with grey tiles to the walls, floor and bath panel, chrome ladder style radiator, two frosted windows to the front. Wall mounted bevelled mirror and spotlights.

## GARAGE/PARKING

19'5" x 18'6" (5.92 x 5.66)



A brick paved drive providing parking for three cars leads to the double garage, with two single electric doors. Fitted with a range of cupboards and shelving. Additional storage within the eaves. Pedestrian door to the rear.

It is understood that the foundations to the garage are sufficient enough to take a first floor extension.

## FRONT GARDEN



A brick paved path leads to the front door with a large shilled area either side. Patio.

## SIDE GARDEN



Large patio area and that leads round to:

## REAR GARDEN



Paved with two patios, one of which is raised under a pergola and with well-established shrub and floral borders. Outside tap.

## OUTLOOK

From the rear there is a pleasing outlook over rooftops to countryside in the distance.

## DIRECTIONS

From the town centre proceed up Station Street, along the level, up Mountain View and Holmewood Paddock is located on the right hand side.

## COUNCIL TAX

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

## 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 REGULA

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

### **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.

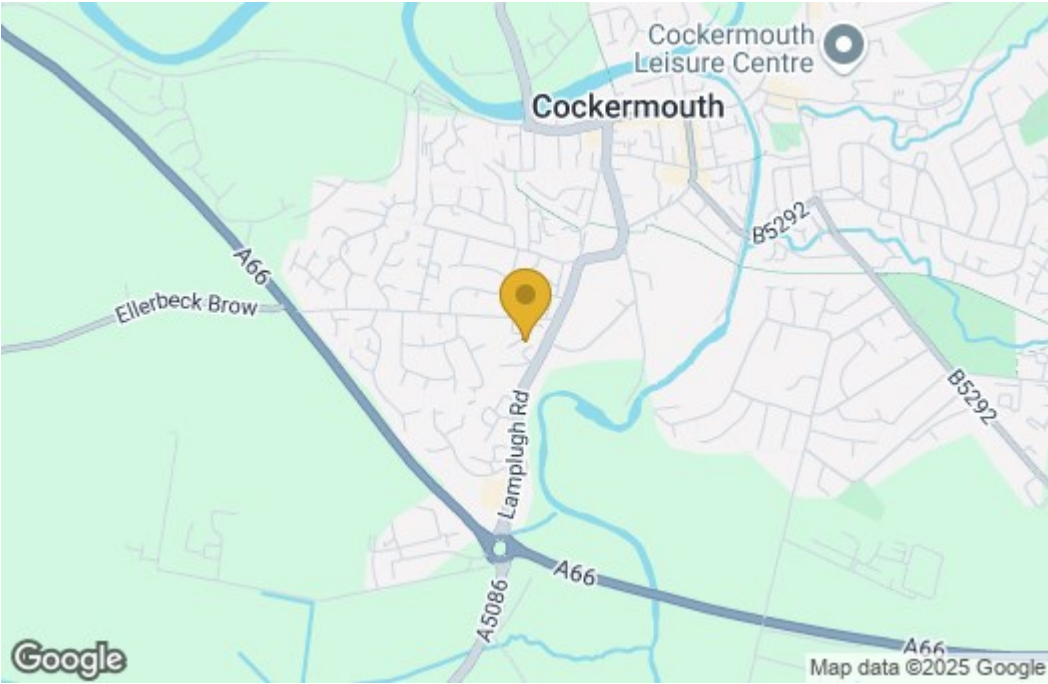
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.



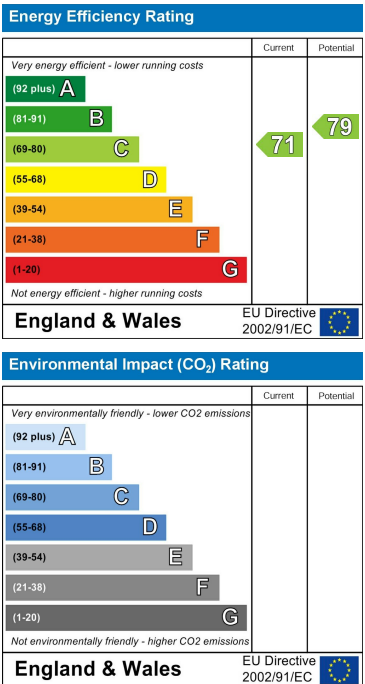
Floor Plan



Area Map



Energy Efficiency Graph



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