



Rosebank Vicarage Lane, Cockermouth, CA13 9DG

£480,000

Individually designed and expertly constructed in the 1980s, this outstanding detached home was comprehensively and thoughtfully refurbished to an impeccable, first-class specification just eight years ago. Perfectly situated in a highly sought-after location, it offers easy access to the Northern Lake District and the thriving market town of Cockermouth, celebrated for its independent shops and eateries, not to mention great leisure and school facilities.

Inside, every detail has been carefully considered and delivers a great balance of generous living, bedroom and storage space. The spacious entrance lobby leads into the inner hall with a comfortable and sunny sitting room off with sun room beyond which spills out onto the patio. An open plan kitchen/diner/snug is perfect to enjoy your morning coffee or evening tipple and the three bedrooms (one with a stylish en-suite) provide ample space. The wet room and utility room are great additions.

The property's private setting is enhanced by a delightful garden – a true sanctuary, bursting with colour and centred around a perfectly kept lawn. A substantial 1.5 garage and large driveway complete this exceptional home.

THINGS YOU NEED TO KNOW

Double glazing

Central heating

Attractive oak veneer doors throughout, some with glazing

OWNER'S COMMENTS

"The bungalow is well designed, spacious and easy to look after. It is in an ideal location to be able to walk into town. I enjoy sitting in the conservatory through all the seasons looking at the well maintained colourful garden. Then in the Summer the patio gets plenty of sunshine throughout the day, so is a lovely place to sit"

ENTRANCE

Accessed via a composite door with coloured and frosted glazing panel to the centre.

HALLWAY

10'9" x 9'3" (3.28 x 2.84)



Wood effect flooring. Windows to two sides. Door leading to:

INNER HALLWAY

9'8" x 8'0" (2.95 x 2.44)

A welcoming entrance hall with space for furniture and two useful cupboards (one with shelving and hanging space) and the other a walk in airing cupboard.

LIVING ROOM

17'1" x 14'4" (5.23 x 4.39)



Living flame gas fire with chrome surround set onto cream hearth with matching mantelpiece. Television point. Coving. Windows to the front side and side. Doors leading to:

SUNROOM



Stone flooring, double sliding patio doors to the rear garden.

FAMILY ROOM



Open family room incorporating the kitchen and dining/snug space. Karndean flooring throughout.

DINING/SNUG

13'8" x 12'2" (4.19 x 3.71)



Large window to the rear. Television point. Opening into:

KITCHEN

12'4" x 12'2" (3.76 x 3.71)



Fitted with a comprehensive range of base and wall units in a combination of cream gloss with chunky Chrome handles and some with grey fronts. Granite worktop over and with brick effect ceramic tile splash-back. A good range of cupboards and drawers and includes a slim line dishwasher, recycling bins and Blanco 1.5 bowl sink unit with Chrome mixer tap. Integrated electric oven, 4 ring hob and extractor fan over in stainless steel and glass. Integrated fridge and integrated freezer. Modern vertical radiator and spotlighting. Door leading into:

UTILITY ROOM

11'10" x 7'4" (3.63 x 2.24)



Fitted to match the kitchen with laminate worktops and splash-back. Continuation of kitchen floor, composite sink unit with Chrome mixer tap. Plumbing for washing machine and space for tumble dryer. UPVC door to the rear. Pedestrian door into the garage.

BEDROOM 1

13'10" x 11'10" (4.24 x 3.61)



Spacious double bedroom to the front with good range of

bespoke cupboards in grey matte. Large window overlooking the front. Door leading into:

EN-SUITE



Walk in shower with clear screen and fittings over. Wash basin with chrome mixer tap and WC set into vanity unit with grey fronts and contrasting top. Wall mounted mirror fronted cupboard. Fully tiled throughout with grey ceramic tiles. Modern charcoal grey ladder style radiator. Frosted window to the front and grey tiled floor. Spotlighting.

BEDROOM 2

12'0" x 9'10" (3.66 x 3.02)



Double room to the side.

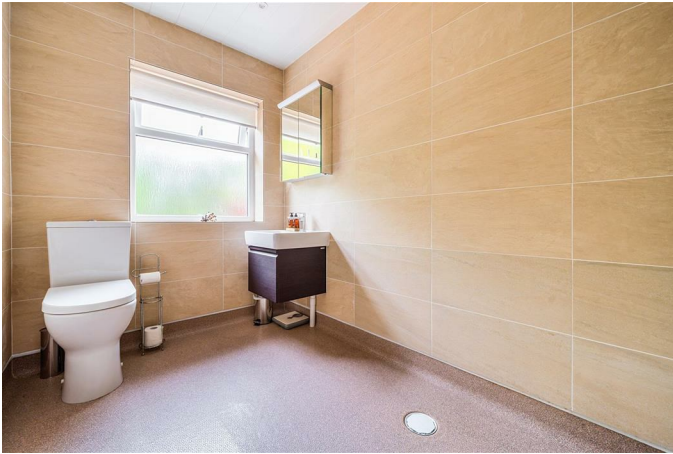
BEDROOM 3

11'8" x 8'11" (3.56 x 2.74)



Double room to the side.

WET ROOM



Accessed via a frosted glass door with chrome handle and fitted with WC, wash basin with chrome mixer tap with drawer below. Wall mounted shower fitting with drainage below and waterproof flooring throughout. Fully tiled walls with beige ceramic tiles. White spotlights set into white clad ceiling. Frosted window to the rear.

DRIVEWAY



A large brick paved driveway which can accommodate multiple vehicles leads to the garage.

GARAGE

16'11" x 16'0" (5.18 x 4.88)

1.5 sized garage with electric up and over door. Range of built in cupboards and wall mounted gas boiler.

FRONT GARDEN



Well established with a super range of shrub and floral borders with mature trees and planting. Slate chippings to the front.

SIDE GARDEN

Paths on both sides lead round to the rear.

REAR GARDEN



A delightful and very private garden with paving and curved stonework with retaining walls and steps which lead up to a lawn. The lawn is surrounded by an abundance of colourful plants with mature hedges and trees beyond. Concealed compost area. Paved path and slope leads to the back door. Small patio, bin storage areas.

DIRECTIONS

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From the centre of town proceed up Station Street, turn left into Lorton Street and follow the road right round onto Lorton Road. Turn up Vicarage Lane and the property is the first on the left.

COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band E

VIEWINGS

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.

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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.

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MORTGAGE ADVICE

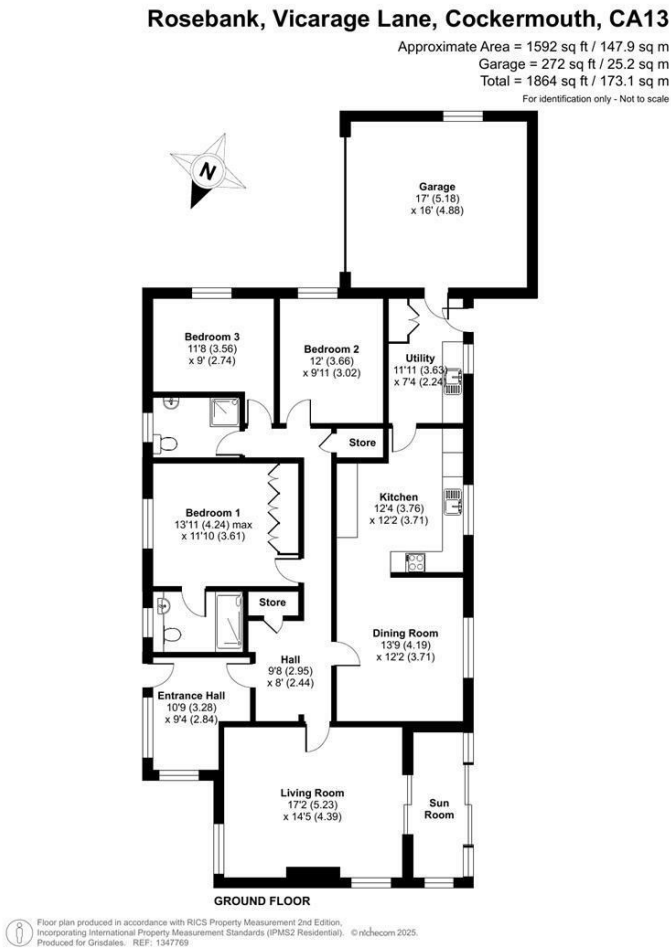
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Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more

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.

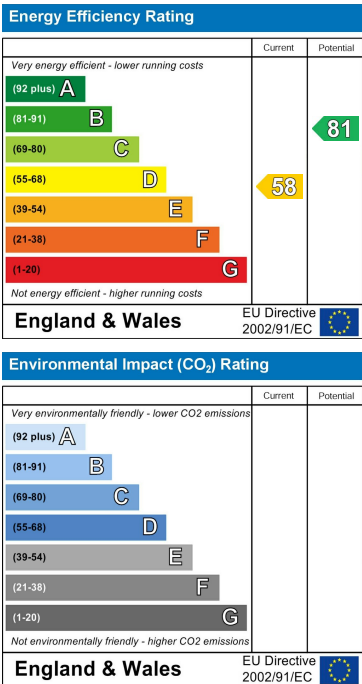
Floor Plan



Area Map



Energy Efficiency Graph



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