



Plot 71, The Hewson, Strawberry Grange, Cockermouth, CA13 9XB

Asking price £442,950





Plot 71, The Hewson, Strawberry Grange

Cockermouth, CA13 9XB

- Built by Renowned Local Builders Story Homes
- Modern, Open Plan Kitchen / Dining Room / Family Room
- Full Height Bay with French Doors
- Dressing Area in the Primary Bedroom
- Ease of Access to the Lake District National Park
- Luxury Detached 4 Bed Home
- Fully Integrated Kitchen Appliances
- En-Suites to 2 Bedrooms
- Turfed Front & Rear Gardens
- Early Viewing is Essential

This outstanding 4 bed detached home is brought to you by renowned local developers Story Homes and is one of the last remaining homes on the exclusive Strawberry Grange development. Offering a convenient location on the outskirts of Cockermouth, this particular home is spacious throughout and completed to exacting standards with high specification fixtures and fittings. Occupying a generous plot and having countryside walks from the doorstep an envious lifestyle awaits.



The Property

This spacious home offers open plan, flexible living spaces, perfect for growing families.

The feature room in the Hewson is the open plan kitchen/dining/family area, which has a peninsula kitchen island and bay window with French doors and full height glazing, as well as two windows in the wider area, flooding the room with light and further extending the living space, making this the perfect place to entertain.

The kitchen links to a useful utility room and there's also a downstairs WC, as well as a spacious formal lounge. The integral garage can be accessed from the hall, so if you don't need this space for a car, it could become a home gym.

All of the bedrooms are double and there's two spacious en-suites, as well as a main bathroom with a double ended bath and separate shower enclosure, so there's plenty of space for the whole family. The main bedroom has a wing wall, creating the perfect dressing area, and the landing has a feature staircase.

Outside the rear garden is fully turfed with a paved patio area, complete with fencing and an access gate to the block paved driveway, which adds even more character to this home. The exterior of the Hewson features a peak with tudor boarding alongside eye-catching brick detailing, creating a striking entrance.





Lounge	11'1 x 14'4 (3.38m x 4.37m)
Kitchen	10'4 x 10'10 (3.15m x 3.30m)
Dining	8'6" x 14'10" (2.59m x 4.52m)
Family Area	9'3 x 11'7 (2.82m x 3.53m)
Primary Bedroom	14'6 x 18'5 (4.42m x 5.61m)
Bedroom Two	11' x 12'7 (3.35m x 3.84m)
Bedroom Three	12'6 x 9'2 (3.81m x 2.79m)
Bedroom Four	9'7 x 13'2 (2.92m x 4.01m)

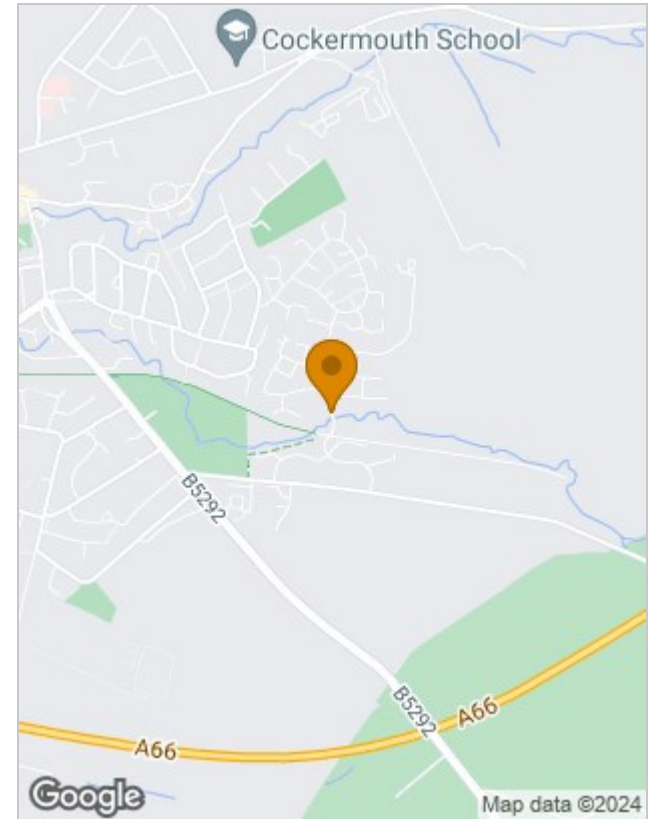




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.