



2 Quills Close, Cockermouth – CA13 0ZP
£300,000

PFK

Enjoying a superb location on a popular residential estate on the outskirts of Cockermouth. The property is ideally located for easy access to the A66 for commuting to the west coast employment centres and is within only a short walk to Cockermouth town centre.

- Three bed semi detached
- Living dining kitchen
- En-suite master bedroom
- Workshop/ home office in garden
- Fantastic family home
- Tenure - freehold
- Council tax - Band C
- EPC rating - B

A fantastic family home; 2 Quills Close is a spacious, three bedroom, semi detached house with a large, social living/dining/kitchen, en-suite principal bedroom and additional garden workshop/ office, all tucked away on a quiet cul-de-sac in a popular family friendly estate.

The accommodation is extremely well presented and comprises: lounge, living/dining/kitchen with integral appliances and space for sofa and dining table, downstairs cloakroom, principal bedroom with built in wardrobes and en-suite shower room, two further double bedrooms and a three piece family bathroom.

Externally there is off road parking for two cars to the front and an enclosed sun trap garden to the rear - with the added bonus of a purpose built workshop/ home office complete with power, lights, heating and a wired in, internet connection, plus an outside store.



ACCOMMODATION

Entrance Hallway

Accessed via composite front entrance door with glazed inserts and side panel. Wooden internal doors to all ground floor rooms, tiled floor and stairs to first floor accommodation.

Cloaks/WC

Fitted with WC and wash hand basin. Tiled splash backs and built in under stairs storage cupboard.

Lounge

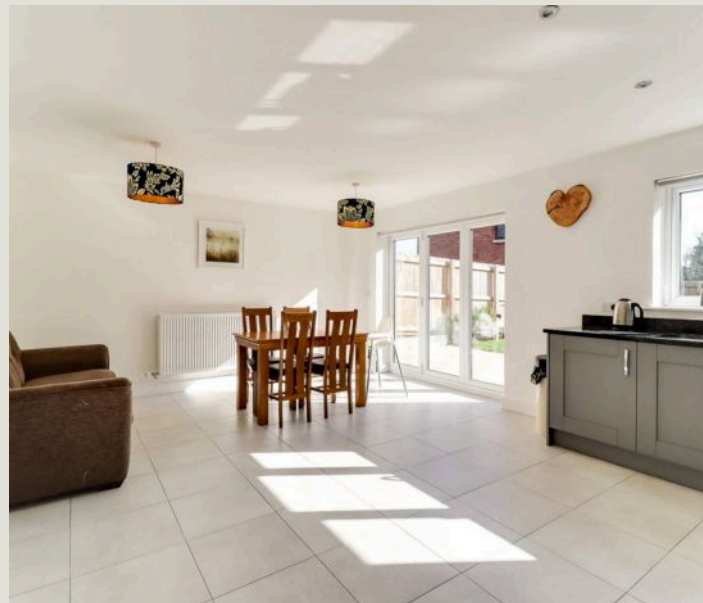
9' 3" x 16' 8" (2.82m x 5.08m)

Front aspect reception room with point for wall mounted TV, and telephone/broadband points.

Living/Dining/Kitchen

20' 8" x 13' 11" (6.30m x 4.25m)

A fantastic sized, rear aspect room with bi-fold doors providing access to the south-east facing garden. Kitchen area comprises range of base and wall units in a grey, Shaker style finish with complementary, dark grey, granite counter tops and upstands, and 1.5-bowl stainless steel sink/drain unit with mixer tap. Four-burner, counter top mounted, ceramic induction hob with stainless steel splash back and extractor fan over, separate combination oven/grill/microwave and integrated dishwasher, fridge freezer and washing machine. Spotlighting, space for sofas and six to eight person dining table, points for TV/telephone/broadband and tiled floor. Cupboard housing gas combi boiler.





FIRST FLOOR

Landing

Wooden doors providing access to three bedrooms and bathroom. Built in storage cupboard and access to partially boarded loft space (via hatch).

Principal Bedroom

10' 6" x 15' 6" (3.20m x 4.72m)

(Measurements incorporate dressing area) Rear aspect, large, double bedroom with dressing area and built in wardrobes (with mirrored doors). Access to:-

En Suite Shower Room

4' 10" x 7' 3" (1.47m x 2.20m)

Fitted with three piece suite comprising walk-in shower cubicle (mains powered shower), WC and wash hand basin. Spotlighting, tiled walls and floor and vertical, heated, chrome towel rail.

Bedroom 2

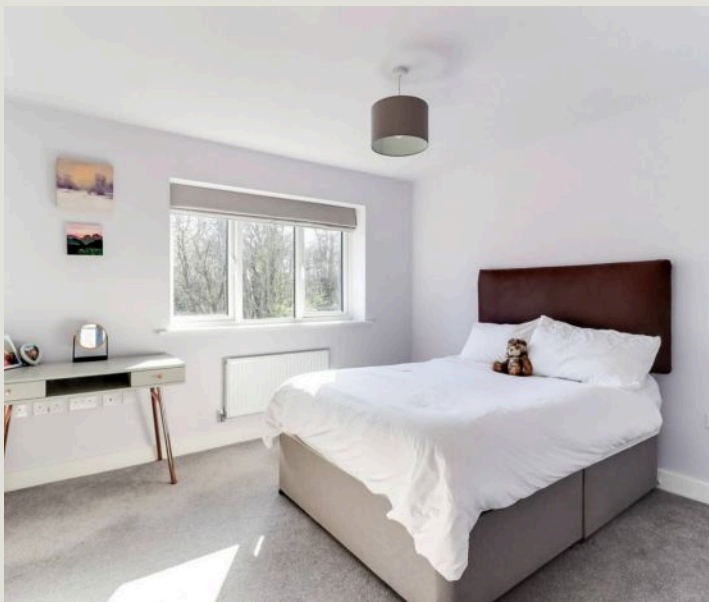
11' 5" x 9' 1" (3.47m x 2.77m)

Front aspect, double bedroom.

Bedroom 3

11' 5" x 7' 5" (3.48m x 2.27m)

Front aspect, single bedroom with built in, shelved, storage cupboard.



Bathroom

6' 4" x 6' 9" (1.94m x 2.07m)

Side aspect bathroom fitted with three piece suite comprising bath, WC and wash hand basin. Tiled splash backs, vertical, heated, chrome towel rail and tiled floor. Note: it would be possible to install shower over bath if desired.

ADDITIONAL INFORMATION

Directions

From PFK Cockermouth office head down Main Street, proceed across the first mini roundabout, then at the second, again proceed straight across. Continue heading towards the A66 and take a left hand turn onto "The Laureates", following the road around past the playpark on the right hand side and up the hill, follow the road for 300 yards where Quills Close can be found on the right hand side.

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee :
Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





EXTERNALLY

Garden

Easy to maintain, lawned garden area to the front of the property. There is a further garden space to the rear which is fully enclosed with lawn, decorative chipped and bark borders, perennial shrubs and patio seating area. External power, water tap and lighting.

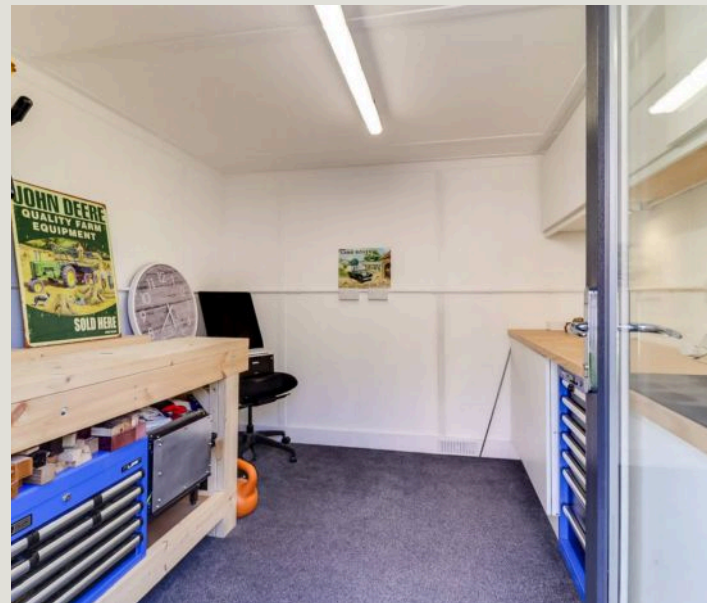
Workshop/Home Office

9' 1" x 9' 0" (2.77m x 2.75m)

Situated to the rear of the property, this is a fantastic additional space with the benefit of power, lighting, heating, wired-in internet connection and built in storage units.

Parking

A block paved driveway at the front of the property provides off road parking for two cars.





Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria – CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/



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