



10 Norwood Drive, Cockermouth, CA13 9EP

Guide Price £335,000

PFK

The Property

10 Norwood Drive is a superbly proportioned four bed family home, offering flexible accommodation in a sought after area of Cockermouth. While some modernisation and updating are required, the property presents a fantastic opportunity to create a long term family home tailored to your own style.

The ground floor features a spacious front to back lounge and dining area, kitchen, utility room, and a useful cloakroom/WC. To the first floor, there are four well proportioned double bedrooms, a three piece family shower room, and an additional bathroom with bath and wash hand basin.

Externally, the property enjoys a lawned front garden, offroad parking, and a single garage. To the rear is a low maintenance garden with lawn and patio areas, bordered by a tall Leylandii hedge offering excellent privacy.





The Location & Directions

Situated just out of the town centre of the popular market town of Cockermouth, with all of its major shops and services, including highly rated local primary and secondary schools, doctors, dental surgeries and leisure centre. Close to the town's Harris Park offering riverside walks, and with easy access to the A66 for the west coast employment centres and western Lake District.

Directions

The property is easily located on Norwood Drive and can be identified by a PFK 'For Sale' board. For those using sat nav, the postcode CA13 9EP will bring you to the area—look out for number 10.

Council Tax band: E

Tenure: Freehold

EPC rating E



ACCOMMODATION

Entrance Hallway

6' 11" x 13' 0" (2.11m x 3.95m)

Accessed via part glazed wooden front door. A generous hallway with wood panelling to one wall, two windows, one to the front and one to the side, with additional small circular window to the side, wall mounted lighting, two radiators, stairs to the first floor, and glazed wooden door into the living room.

Living Room

15' 0" x 18' 3" (4.57m x 5.56m)

An L shaped reception room with radiator and large picture window to the front aspect. Stone fireplace with wood mantel and slate hearth housing an inset gas fire, corner TV unit, in the continuation of the stonework, wall mounted lighting, open plan access through to the dining room, and door into the kitchen.

Dining Room

9' 11" x 16' 0" (3.02m x 4.88m)

A generous, rear aspect reception room with ample space for dining furniture, radiator, wall mounted lighting, and patio doors leading out to the rear garden.

Kitchen

10' 0" x 10' 8" (3.04m x 3.26m)

Fitted with a range of wood wall and base units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap.

Freestanding appliances including electric cooker with extractor over and under counter dishwasher, breakfast bar and large understairs cupboard. Part tiled walls, radiator, rear aspect window and part glazed door to the utility room.



Utility Room

9' 1" x 8' 9" (2.77m x 2.67m)

A good sized utility room, fitted with a range of wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with tiled splashbacks. Tiled flooring, rear aspect window, doors leading to the WC, integral garage, and part glazed door out to the rear garden.

WC

2' 9" x 3' 2" (0.83m x 0.96m)

Fitted with concealed cistern WC and extractor fan.

FIRST FLOOR LANDING

10' 8" x 10' 4" (3.24m x 3.16m)

With decorative coving, loft access hatch and doors to the first floor rooms.

Bedroom 1

10' 6" x 13' 10" (3.20m x 4.22m)

Front aspect double bedroom with decorative coving, radiator and built in cupboard with shelving and hanging rail.

Bathroom

6' 0" x 7' 11" (1.84m x 2.42m)

Fitted with wash hand basin in a vanity unit with mirror over, and wood panelled bath with mixer tap. Wood panelling to one wall and the ceiling, with the remaining walls being tiled, radiator and obscured rear aspect window.

Shower Room

7' 0" x 5' 4" (2.13m x 1.63m)

Fitted with a three piece suite comprising WC, pedestal wash hand basin and shower cubicle with electric shower. Part tiled walls, wall mounted, heated chrome towel rail, and obscured rear aspect window.



Bedroom 2

11' 1" x 10' 5" (3.39m x 3.18m)

A rear aspect double bedroom with decorative coving and radiator.

Bedroom 3

10' 6" x 13' 10" (3.20m x 4.22m)

A front aspect double bedroom with decorative coving, radiator and built in cupboard housing the hot water cylinder.

Bedroom 4

6' 11" x 17' 7" (2.11m x 5.35m)

A dual aspect bedroom with decorative coving, radiator and enjoying views over the town towards open countryside.

EXTERNALLY

Garden

To the front of the property there is off street parking for one car on the driveway leading to the garage, and a small lawned garden area. To the rear, there is an enclosed garden with shrubs, perennials, a small lawned area, and paved patio area, ideal for entertaining and alfresco dining.

Garage

Integral Garage

8' 3" x 17' 10" (2.52m x 5.44m)

With up and over door, power and lighting. The garage houses the utility meters and benefits from wall mounted shelving.

Driveway

1 Parking Space





ADDITIONAL INFORMATION

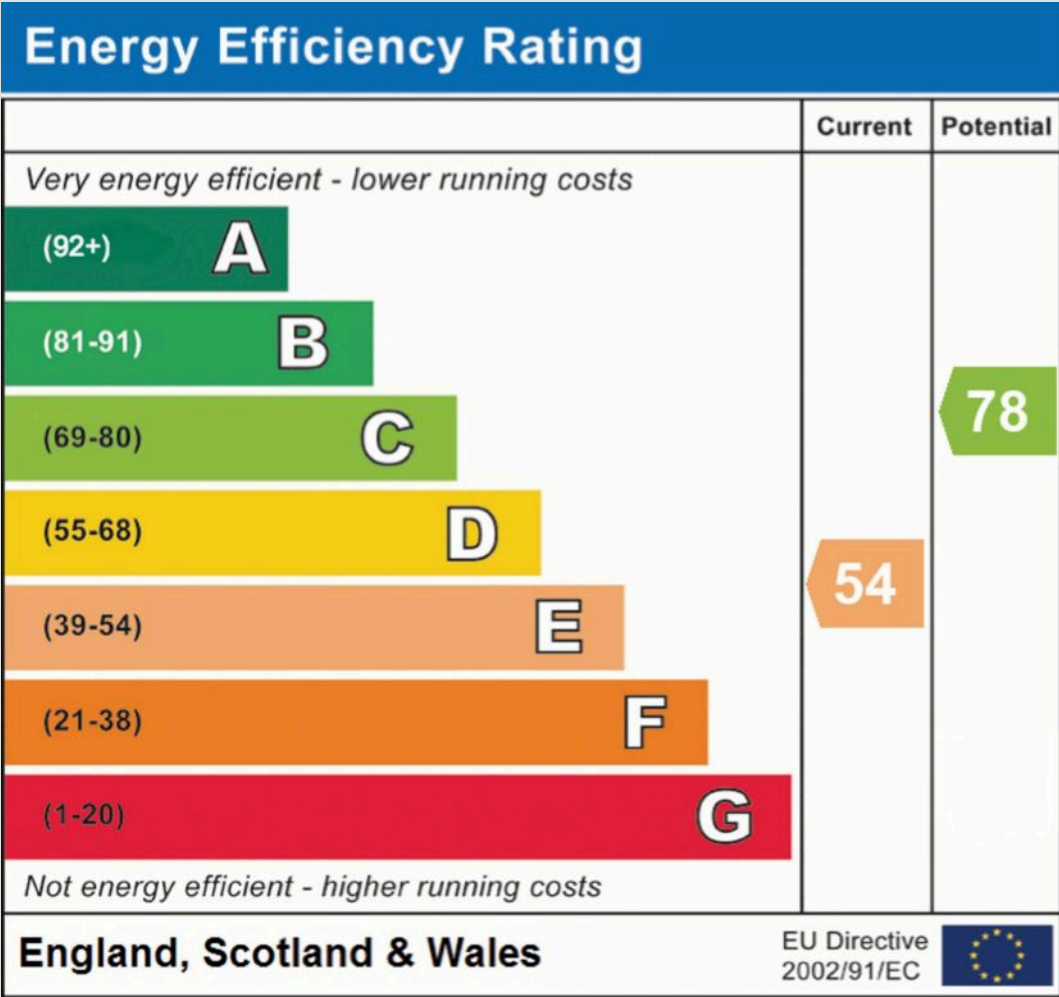
Services

Mains gas, electricity, water and drainage. Gas fired central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and 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 : Napthens 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.







PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

PFK

