



5 Parkhouse Lane, Cockermouth, CA13 9XE

Guide Price **£280,000**

PFK

5 Parkhouse Lane

An impeccably presented, three-bedroom, two-bathroom, semi-detached home, located on the highly sought-after Strawberry Grange development. The property offers a high-specification interior, a beautifully transformed cottage-style garden, and off-road parking for up to three vehicles.

The accommodation includes a welcoming lounge, a downstairs cloakroom with WC and wash hand basin, and a stylish dining kitchen complete with integrated appliances, mood lighting, space for a four person dining table and French doors opening onto the rear garden. Upstairs comprises a principal bedroom with en-suite incorporating walk-in shower, a further double bedroom, a single bedroom, and a contemporary three-piece family bathroom.

Externally, the block-paved driveway provides parking for up to three cars. The rear garden has been thoughtfully landscaped to create a private oasis, featuring fruit trees including plum and apple, lilac plants, a variety of mature shrubbery and hedging, a lawned area, extended patio, and winding pathways. There is also a charming side garden with mixed planting and a small lawned front garden, adding to the overall appeal. A garden room, currently used for storage is also included within the sale.

Location

Situated within Cockermonth's newest and most sought after residential development - Strawberry Grange. Offering easy access to both the Lorton Valley and Cockermonth town centre with its full range of amenities.



ACCOMODATION

Entrance Hallway

4' 7" x 16' 5" (1.40m x 5.00m)

Living Room

11' 2" x 15' 5" (3.40m x 4.70m)

WC

5' 7" x 3' 3" (1.70m x 1.00m)

Kitchen

16' 9" x 8' 10" (5.10m x 2.70m)

Landing

Bedroom 1

11' 2" x 10' 6" (3.40m x 3.20m)

En-Suite

4' 3" x 7' 7" (1.30m x 2.30m)

Bedroom 2

9' 2" x 9' 2" (2.80m x 2.80m)

Bedroom 3

6' 11" x 9' 2" (2.10m x 2.80m)

Bathroom

5' 10" x 8' 2" (1.79m x 2.50m)





EXTERNALLY

Garden

The garden has been thoughtfully transformed by the current owner, with the rear now offering a true oasis. It features fruit trees including plum and apple, lilac plants, a variety of hedging and mature shrubbery, a lawned area, extended patio space, and winding garden pathways. In addition, the property benefits from a side garden planted with a mix of shrubs, as well as a small lawned area to the front, all contributing to the home's charm and privacy. There is also a garden room, currently used for storage, but has lockable doors, power and lighting, is also included within the sale.

Parking

There are two parking spaces on the driveway.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band C

EPC Rating: B

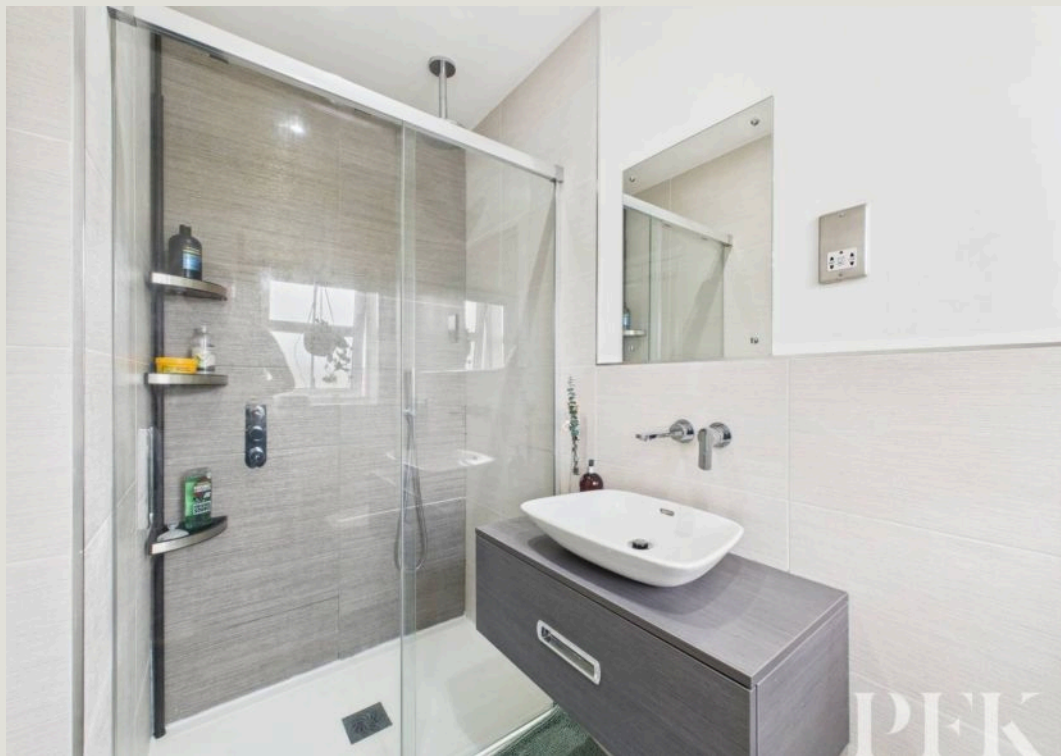
Directions

The property is easily located on Parkhouse Lane using the postcode CA13 9XE. Otherwise by using what3words location [///skims.assorted Depending on the location of the property, the location may vary.](https://www.what3words.com/skims.assorted Depending on the location of the property, the location may vary.)

Services

Mains electricity, gas, water & drainage; gas central heating; 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.







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