



16 St. Bridgets Close, Brigham, CA13 0DJ
£465,000

PFK

16 St. Bridgets Close

The Property

16 St Bridgets Close is the perfect modern family home; with multiple reception rooms and a 'heart of the home' living/dining kitchen, providing generous family friendly accommodation spread over three floors.

The accommodation comprises lounge, second reception room suitable for a play room/home office/6th bedroom if required, social living/dining kitchen with integrated appliances and dining space for up to 10, utility room and cloakroom/WC to the ground floor. To the first floor is a large principal bedroom with ensuite shower room, three further double bedrooms and family bathroom, whilst to the second floor is a double bedroom, dressing room and shower room.

Externally there is offroad parking for multiple cars on the driveway, a small lawned garden and integral garage to the front, whilst to the rear is a completely private lawned and patio garden which enjoys the late afternoon sun.





16 St. Bridgets Close

The Location & Directions

Situated within the popular village of Brigham, some 2 miles to the west of Cockermouth, offering easy access via the A66 to the western lakes and west coast employment centres. Brigham benefits from an excellent primary school, and falls within the catchment for the highly rated Cockermouth Secondary School.

Directions

From Cockermouth travelling west along the A66, at the staggered Brigham/Great Broughton crossroads, turn left and follow the road round to Lime Kiln House. Take the next right hand turn into St Bridget's Close, follow the road to the right and the property can be found on the left hand side.



- Modern detached property
- Five beds/ two reception rooms
- Living/dining kitchen
- Ensuite & two bathrooms
- Gardens, parking & garage
- Small exclusive estate
- Council Tax: Band F
- Tenure: Freehold
- EPC rating B

ACCOMMODATION

Entrance Hall

Accessed via part glazed composite front door. Stairs to the first floor with built in understairs storage cupboard and oak internal doors leading to all ground floor rooms.

Lounge

10' 10" x 20' 5" (3.29m x 6.23m)

A generous, dual aspect reception room with contemporary, bay style window to the front and further window to the side. With TV point, and ample space to accommodate lounge furniture.

Living/Dining/Kitchen

12' 5" x 26' 11" (3.79m x 8.21m)

A fantastic family area which extends across the back of the property with twin rear aspect windows and French doors giving access out to the garden. The kitchen area is fitted with a range of wall and base units in a contemporary, shaker style light grey finish, with complementary granite effect work surfacing and upstands, incorporating 1.5 composite bowl sink and drainer unit with mixer tap. Integrated appliances include five burner, countertop mounted Siemens gas hob with acrylic splashback and Siemens stainless steel extractor over, Bosch fridge, freezer, dishwasher and eye level electric oven and grill. Breakfast bar dining for two, wine fridge, spotlighting and bleached oak effect laminate flooring. The dining area has space for an eight to ten person dining table, point for wall mounted TV, spotlighting and bleached oak effect laminate flooring.

Utility Room

8' 4" x 5' 3" (2.55m x 1.61m)

With fitted work surfacing and upstands, under counter storage cupboard, plumbing for washing machine and tumble dryer, bleached oak effect laminate flooring and door giving access to the integral garage.



Cloakroom/WC

Fitted with wash hand basin and WC, tiled flooring.

Study/Reception Room 2

8' 6" x 10' 1" (2.60m x 3.07m)

A front aspect room which offers a great deal of flexibility as a second reception room/snug/study or playroom.

FIRST FLOOR LANDING

With stairs to the second floor, two built in storage cupboards and oak internal doors to all first floor rooms.

Bedroom 4

15' 8" x 8' 10" (4.77m x 2.70m)

A front aspect double bedroom with TV point.

Principal Bedroom

17' 9" x 14' 2" (5.41m x 4.33m)

A front aspect, large double bedroom with spotlighting and alcove dressing area.

Ensuite Shower Room

7' 10" x 5' 11" (2.38m x 1.81m)

Fitted with a three piece suite comprising walk in shower cubicle with mains shower, WC and wash hand basin. Built in storage unit, vertical heated chrome towel rail, tiled walls and flooring, spotlighting and obscured side aspect window.

Bedroom 2

8' 10" x 9' 11" (2.70m x 3.02m)

A rear aspect double bedroom.

Bedroom 5

11' 5" x 9' 10" (3.47m x 2.99m)

A rear aspect double bedroom.



Bathroom

8' 2" x 7' 7" (2.48m x 2.32m)

Fitted with a three piece suite comprising bath with mains raindrop shower head over, WC and wash hand basin with built in storage. Part tiled walls and tiled flooring, vertical heated chrome towel rail, spotlighting and obscured rear aspect window.

SECOND FLOOR LANDING

With rear aspect Velux skylight, and oak internal doors to all second floor rooms.

Bedroom 3

10' 11" x 13' 5" (3.32m x 4.10m)

A rear aspect double bedroom with vaulted ceiling and Velux skylights, loft access hatch and wall mounted TV point.

Shower Room

5' 2" x 8' 8" (1.58m x 2.64m)

Fitted with a three piece suite comprising WC, wash hand basin with built in storage drawers and shower cubicle with mains shower. Part tiled walls and tiled flooring, vertical heated chrome towel rail.

Dressing Room





EXTERNALLY

Garden

To the front of the property, there is external lighting, offroad parking for three cars on the block paved driveway leading to the garage and a lawned garden with mature tree. To the rear, there is a private suntrap garden, mainly laid to lawn with mature shrubbery and perennial borders, decorative chipped area and patio.

DRIVEWAY

3 Parking Spaces

GARAGE

Single Garage

Integral garage with up and over door, spotlighting, loft access hatch and wall mounted gas combi boiler.



ADDITIONAL INFORMATION

Services

Mains electricity, gas, water & drainage; gas central heating, double glazed 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. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	85	92

England, Scotland & Wales

EU Directive
2002/91/EC





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