



11 Buttermere Close, Cockermouth, CA13 9JJ

Guide Price £300,000

PFK

11 Buttermere Close

The Property

A well presented and spacious two bed detached bungalow, sat within the quiet cul-de-sac of Buttermere Close on the popular Gable Avenue estate, with a modern kitchen and bathroom, tasteful decoration and a private sun trap garden, its a fantastic opportunity for downsizers looking for low maintenance ease of living.

The accommodation comprises large lounge, contemporary dining kitchen, utility room, two double bedrooms – one with fitted wardrobes, a sun room and three piece bathroom.

Externally there is offroad parking for up to three cars on the drive, and a private enclosed garden to the rear, which is low maintenance and a complete sun trap.

Bungalows of this calibre rarely hit the market, so an early inspection is a must to avoid missing out.

- Two bed detached bungalow
- Immaculately presented
- Sun room, dining kitchen & utility
- Parking for three cars, garage and private garden
- Quiet cul-de-sac on a popular estate
- EPC Band TBC
- Council Tax Band C
- Tenure Freehold





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Location & Directions

Situated on the ever popular Gable Avenue, enjoying an edge of town location yet only a short drive or walk to Cockermouth town centre and all its main services and amenities. Bars, restaurants, cafes, supermarkets, a range of independent shops, doctors surgeries and dentists, highly rated local primary and secondary schools are only a short walk away as is Cockermouth's leisure centre and swimming pool.

Directions

The property can be found using the post code CA13 9JJ and heading to the top of the cul-de-sac where the property is on the left hand side.



ACCOMMODATION

Entrance Hall

Accessed via uPVC door with double glazed inserts.
Decorative coving, storage cupboards.

Lounge

16' 8" x 11' 8" (5.08m x 3.55m)

Dual aspect light and airy room with electric fire in granite hearth and surround. Point for TV telephone and sky TV.
Decorative coving.

Kitchen

11' 7" x 11' 7" (3.52m x 3.54m)

Rear aspect room fitted with a range of base and wall units in light wood effect finish and complementary black granite effect counter top. Point for freestanding gas cooker with extractor fan over. Integral fridge freezer. Dining space for a 4 person table, tiled splashbacks.

Utility Room

6' 8" x 8' 6" (2.04m x 2.58m)

Rear aspect room with door to garden and door to integral garage. Base unit and counter top in same style as kitchen, stainless steel sink with drainage board and mixer tap. Plumbing for under counter washer and dryer.

Bedroom 1

9' 3" x 11' 6" (2.81m x 3.50m)

Front aspect double bedroom.

Bedroom 2

11' 5" x 10' 0" (3.47m x 3.05m)

Rear aspect double bedroom with fitted wardrobes and sliding door to conservatory.

Conservatory

9' 1" x 12' 2" (2.78m x 3.70m)

Triple aspect room with doors to garden. Spotlighting, laminate floor and TV point.





Shower Room

7' 8" x 6' 3" (2.34m x 1.91m)

Side aspect room comprising three piece suite; corner quadrant shower cubicle with electric shower, WC and wash hand basin in built in vanity unit, heated towel rail, tiled walls.

EXTERNALLY

Front Garden

A low maintenance front garden with decorative chipped areas and mature shrubbery.

Rear Garden

A private sun trap west facing rear garden laid to lawn and patio areas, and a wide variety of colourful perennials.

DRIVEWAY

3 Parking Spaces

GARAGE

Single Garage



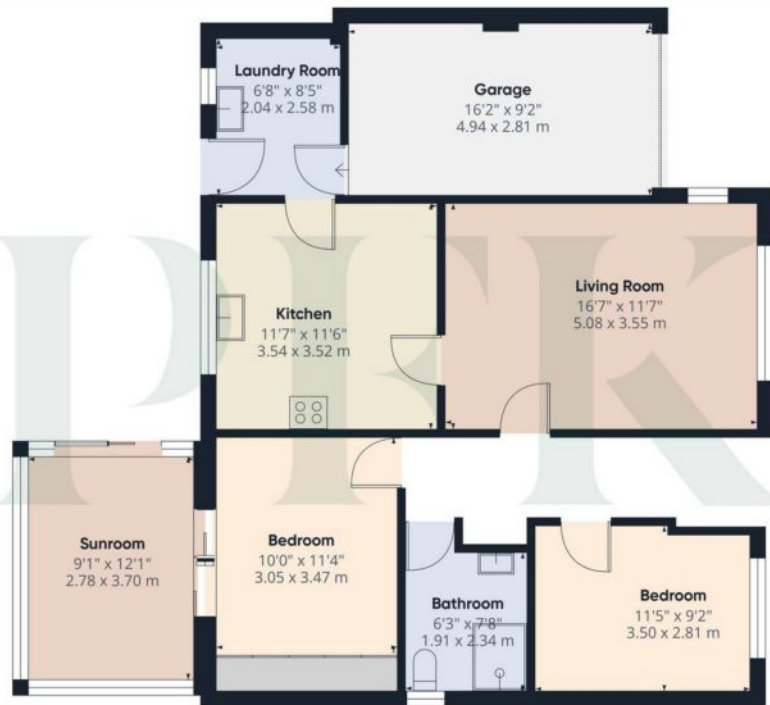
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Approximate total area⁽¹⁾
948 ft²
88.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

DRAFT 360



ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas 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 : 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. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. 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/

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