



2 Dunmail Crescent, Cockermouth, CA13 0AG

Guide Price **£400,000**

PFK

2 Dunmail Crescent

The Property:

2 Dunmail Crescent, Cockermouth – An Exceptional Detached Bungalow in a Prime Location

We are delighted to present this superbly appointed and deceptively spacious **three bedroom, two bathroom detached bungalow**, ideally positioned within walking distance of Cockermouth town centre. Occupying a generous and well situated plot, the property benefits from **a detached double garage, ample offroad parking, and wraparound low maintenance gardens** – a rare find in such a desirable location.

The property has been **tastefully extended and renovated** under the current ownership, creating a wonderful blend of modern comfort and versatile living. At the heart of the home is a **spacious open-plan living, dining and kitchen area**, perfect for entertaining guests or enjoying family life. This stunning space enjoys **a triple aspect extension**, allowing for an abundance of natural light and providing a welcoming atmosphere throughout.

In addition to this central living space, there are **two further reception rooms**, offering highly flexible accommodation – ideal for those seeking a separate lounge, formal dining room, home office or snug. Downsizing certainly won't be a compromise here.



2 Dunmail Crescent

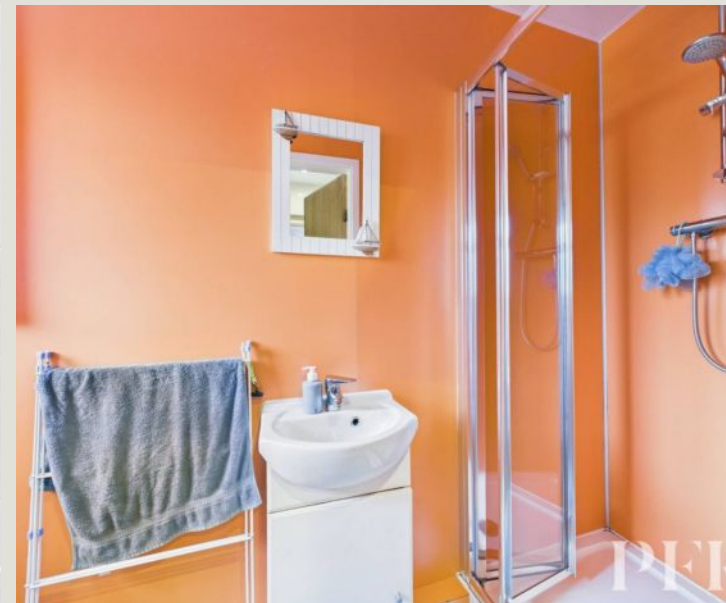
The Property continued:

The internal accommodation is light and airy throughout, thanks to **generously proportioned rooms and high ceilings**, and briefly comprises:

- A cosy lounge featuring a gas fire
- A formal dining room with ample space for a ten-seater table
- The aforementioned open-plan kitchen/dining/living area, fitted with a ceramic hob, twin electric ovens, integrated dishwasher, and stylish cabinetry
- A well equipped utility room
- Contemporary shower room
- Three double bedrooms, all benefiting from built-in wardrobes
- A modern wet room style bathroom with a walk-in shower

Externally, the property is equally impressive. The driveway provides **offroad parking for up to four vehicles**, while the **detached double garage** offers further potential as a workshop or home gym. The gardens wrap around the property and are designed for ease of maintenance, featuring **substantial patio areas, a well maintained lawn**, and a variety of mature trees and shrubbery, offering privacy and year round appeal.

Bungalows of this size and calibre are rarely available, particularly in such a sought after location. We highly recommend early viewing to fully appreciate the space, quality, and lifestyle this exceptional home has to offer.





2 Dunmail Crescent

Location & directions:

Situated in one of Cockermouth's most sought after areas, within an easy walk to the town centre, in catchment for Fairfield Primary School and with easy access to the A66 for commuting, Dunmail Crescent is a lovely, family friendly area. The delights of the Lake District National Park are also within easy reach.

Directions

The property can be found under postcode CA13 0AG.

- Three bed detached bungalow
- Two reception rooms
- Extended living-dining kitchen
- Double garage
- Close to town centre
- EPC band TBC
- Tenure Freehold
- Council Tax band D



ACCOMMODATION

Entrance Hall

3' 10" x 14' 9" (1.18m x 4.49m)

Accessed via UPVC door with double glazed inserts and side panel, decorative coving and laminate flooring.

Lounge

17' 8" x 13' 3" (5.39m x 4.05m)

Light and airy front aspect room, decorative coving inset alcove detailing, gas fire in granite hearth, point for TV.

Dining Room

10' 11" x 11' 11" (3.34m x 3.64m)

Rear aspect light and airy room with decorative coving, space for up to a 10 person dining table.

Living-Dining Kitchen

30' 3" x 12' 0" (9.22m x 3.67m)

The heart of the home is this fantastic open plan living dining kitchen, recently extended to create an exceptional space for relaxing or entertaining. The kitchen area comprises a range of base and wall units in a light wood effect finish and complementary granite effect countertop with tiled splashback. Counter top mounted ceramic hob with extractor over and separate twin electric ovens, integral dishwasher, 1.5 bowl stainless steel sink with drainage board and mixer tap, space for freestanding fridge freezer, laminate flooring. The living area is triple aspect, has spot lighting, decorative coving, point for TV, laminate flooring and UPVC door to the rear garden.

Utility Room

7' 7" x 5' 9" (2.32m x 1.74m)

Spotlighting, tiled walls, built in storage cupboards and a range of base and wall units in a white finish with complementary countertop. Plumbing for undercounter washing machine.



Shower Room

8' 10" x 2' 11" (2.69m x 0.89m)

Rear aspect room comprising three piece suite with walk in shower cubicle and mains powered shower, WC and wash hand basin with built in storage unit, heated towel rail.

Rear Hallway

3' 5" x 15' 8" (1.04m x 4.77m)

Decorative coving, partially boarded with loft access via hatch and drop down ladder, built in storage cupboard, laminate flooring.

Bedroom 1

10' 1" x 11' 11" (3.08m x 3.64m)

Side aspect double bedroom with decorative coving, wall mounted lighting and fitted triple wardrobe.

Bedroom 2

10' 11" x 11' 11" (3.33m x 3.62m)

Front aspect double bedroom with fitted wardrobe and storage units.

Bedroom 3

8' 10" x 8' 8" (2.69m x 2.63m)

Front aspect double bedroom with twin fitted wardrobes.

Bathroom

9' 10" x 6' 9" (3.00m x 2.05m)

Rear aspect wet room style bathroom with walk in shower cubicle and mains powered shower, WC and wash hand basin with built in storage unit. Heated towel rail and underfloor electric heating.





EXTERNALLY

Front Garden

An easy to maintain front garden laid to lawn and wildflower areas, with paved walkways wrapping around both sides to the rear of the property.

Rear Garden

A private sun trap rear garden with substantial patio areas, outside storage cupboard, lawn, mature trees, shrubbery and perennials.

Garage

Double Garage

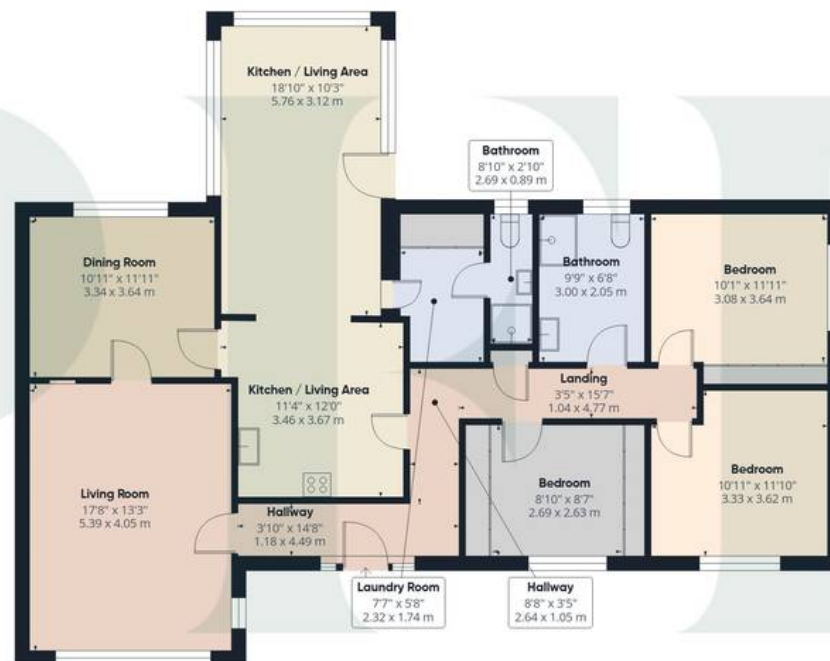
A substantial double garage measuring 6.59m x 7.20m at its maximum, capable of accommodating two cars or equally as well served as a home gym or workshop area.

Driveway

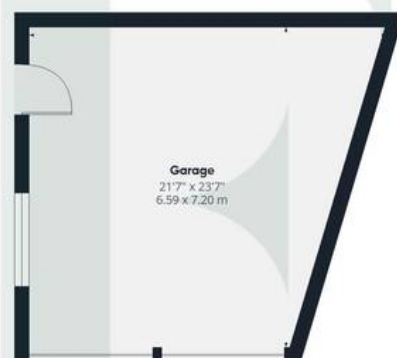
4 Parking Spaces

Block paved driveway parking for 4 cars.





Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1812 ft²

168.1 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.

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ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas central heating, mechanical heat recovery and ventilation system, solar panels, fibre broadband 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.

Referrals and 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.





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