



11 Marvejols Park , Cockermouth CA13 0QR

Bungalow - Detached



GRISDALES
PROPERTY SERVICES

£340,000



2



2



1



70

Key Highlights

- Quiet cul-de-sac setting within the desirable Marvejols Park development
- Close to local amenities, bus routes, and a vibrant town centre
- Generous lounge/dining room and well-appointed kitchen
- Stylish, recently fitted shower room and patio doors to a private garden
- EPC Rating C
- Peaceful yet convenient edge-of-town location with easy A66 access
- Welcoming entrance with porch and spacious hallway
- Two bedrooms, including a principal with a recently fitted modern en-suite
- Driveway parking and single detached garage

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Welcome to Marvejols Park, Cockermouth

This attractive bungalow, set within a peaceful and well-maintained cul-de-sac in the sought-after Marvejols Park development, offers an excellent blend of tranquillity and convenience.

Built in the mid-1990s and ideally positioned on the edge of town, it enjoys easy access to local amenities, transport links and a busy town centre.

The home itself is welcoming and well laid out, and includes a spacious lounge/dining room, kitchen, two double bedrooms (the larger bedroom having a recently re-fitted en-suite) and there's also a recently fitted and stylish shower room. Patio doors from the main bedroom open onto a private and restful garden, while a driveway and detached garage add further practicality.

Well presented throughout, this is a superb home ready for its next owner to move in and enjoy.

Floorplan

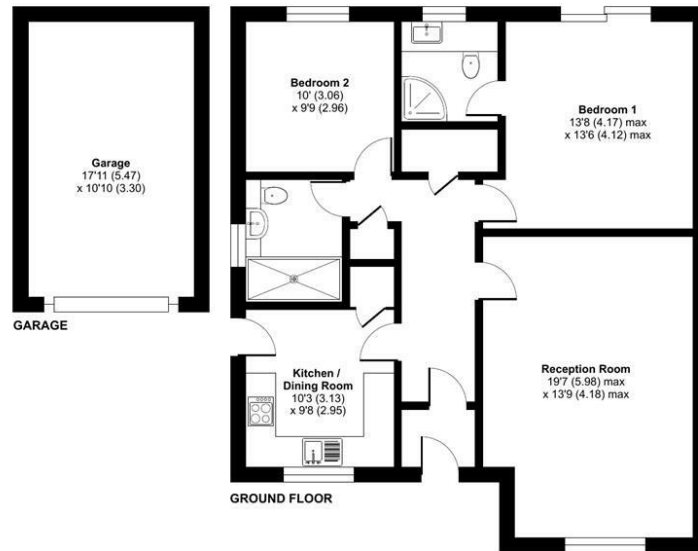
Marvejols Park, Cockermouth, CA13

Approximate Area = 900 sq ft / 83.6 sq m

Garage = 194 sq ft / 18 sq m

Total = 1094 sq ft / 101.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025.
Produced for Grisdale REF: 1470618

Total Floor Area:
sq ft

THINGS YOU NEED TO KNOW

The property is Freehold and benefits from mains gas, electric, water and drainage services.

OWNERS COMMENTS

In the owners words "It's a nice quiet cul de sac with delightful neighbours. The Asda supermarket at the petrol station is close by for groceries and it's easy to catch the bus into town or to Workington. The garden centre coffee shop and Starbucks are also close by."

QUIETLY TUCKED AWAY

Tucked away within a quiet and well-kept cul-de-sac, this charming bungalow enjoys a wonderfully peaceful setting amongst a collection of similar, thoughtfully designed homes.

Built in the mid-1990s, Marvejols Park has quietly established itself as a highly desirable yet somewhat hidden development, prized by those seeking a more relaxed pace of life without sacrificing convenience. Positioned on the edge of town, it offers excellent access to the A66, nearby bus routes, local amenities including a shop, and the town centre itself—where a vibrant mix of independent shops, eateries, and leisure facilities can be found. With its sense of exclusivity, strong appeal, and welcoming atmosphere, this is a location that truly offers the best of both tranquillity and accessibility.

GREAT SPACE!

Accessed via steps leading to the front door, this inviting home immediately impresses with a practical porch and a warm, welcoming hallway that sets the tone for the generous accommodation beyond. Inside, the layout offers a wonderful sense of space, featuring a comfortable lounge/dining room and a well-appointed kitchen, alongside two bedrooms—one of which benefits from a recently fitted en-suite—plus a stylish and matching shower room - again recently installed. There's also a partially boarded loft space with a built in pull down ladder. The main bedroom enjoys the added luxury of patio doors opening directly onto the garden, creating a seamless connection to a peaceful and highly private outdoor retreat. Completing the property is a driveway providing off-road parking and a single detached garage. Altogether, this is a superb home, beautifully presented and ready to be cherished by its next owner.

DIRECTIONS

W3W:///biked.submerged.sprouting

LOCAL COMMUNITY - CA13

CA13, centered on Cockermouth and surrounding villages, offers a highly desirable market town lifestyle on the edge of the western Lake District. The area is known for its attractive historic centre, independent shops, cafés and cultural appeal, along with strong local amenities including a wide choice of supermarkets. Education is well regarded, with schools including Cockermouth School and several local primary schools serving the wider area. Residents benefit from healthcare services, leisure facilities and good road links to nearby employment centres such as Workington and Whitehaven. With its blend of heritage, riverside setting along the River Derwent and proximity to outstanding countryside, CA13 is particularly popular with families, professionals and those seeking a balance of market town living and access to the Lake District.











Location



Energy Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Additional Information

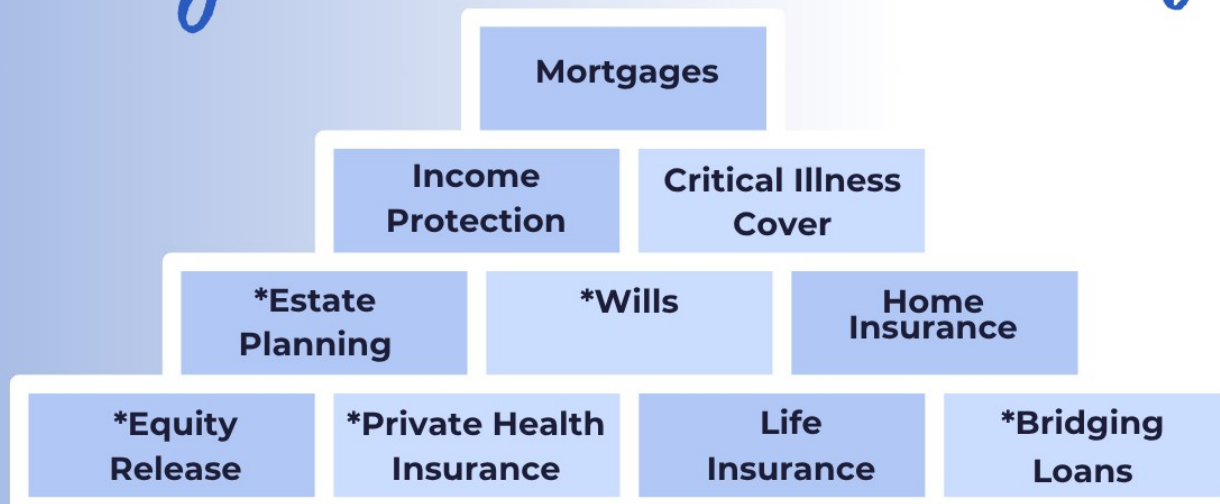
Tenure: Freehold Council: CUMBERLAND Tax Band: D

Please Note:

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Meet the team

 **01900 829977**

 **01946 693931**

 **cockermouth@grisdales.co.uk**

-Cockermouth

 **whitehaven@grisdales.co.uk**

-Whitehaven



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Contact Us

Cockermouth Branch
A: 18 South Street, Cockermouth,
Cumbria, CA13 9RT
T: 01900 829 977
E: cockermouth@grisdales.co.uk

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