

Cockermouth

Offers over £750,000

48 Dale View, Cockermouth, Cumbria, CA13 9EN

An outstanding and substantial individually designed three storey modern detached house enjoying a tranquil cul de sac location conveniently situated under one mile from Cockermouth town centre with a delightful rear outlook to enchanting mature woodland and benefiting from an exceptional standard of comprehensive upgrading including premium quality fittings throughout.

This extensive accommodation provides space and flexibility, including for co-generational family occupancy, if required.

Internal viewing is highly recommended.

Quick Overview

Outstanding and substantial individually designed three storey modern detached house
Tranquil cul de sac location under one mile from
Cockermouth town centre

Delightful rear outlook to enchanting woodland
with mature trees

Comprehensively upgraded and generously
proportioned accommodation with premium
quality fittings

Four double bedrooms and four luxury bath /
shower rooms

Lounge, dining room and study

First floor living room or additional large
bedroom

Double garage, expansive on-site parking and
rear garden

Property Reference: KW0557



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Ultrafast
Broadband
Available



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Lounge



Dining Room



Kitchen



Study

Accommodation

Ground Floor:

Entrance Hall

With two radiators, built in cupboard.

WC

With WC, wash hand basin, radiator.

Bedroom One

With windows to two elevations, two radiators.

En-suite Shower Room

With WC, wash hand basin, shower cubicle, heated towel rail.

Dining Room

With two radiators, door to external decked terrace.

Study

With radiator.

Lounge

With bay window and side window, feature marble fireplace with inset fire, two radiators, door to the external decked terrace.

Kitchen

With windows to two elevations, range of fitted base and wall units including granite work surfaces, two undermounted sinks with mixer taps, integrated oven, microwave, hob, extractor unit, fridge, freezer, dishwasher, radiator.

Utility Room

With fitted base and wall units, sink with mixer tap, plumbing for washing machine, radiator, external door.

Lower Ground Floor:

Inner Hall

With radiator.

Bedroom Two

With bay window and side window, two radiators, external door to the rear garden, walk in wardrobe with radiator.

En-suite Bathroom

With WC, wash hand basin, corner bath, shower cubicle, radiator, heated towel rail.

First Floor:

Galleried Landing

With radiator, walk in cupboard.

Bedroom Three

With windows to two elevations, radiator, walk in wardrobe with radiator.

En-suite Shower Room

With WC, wash hand basin, shower cubicle, heated towel rail.

Bedroom Four

With windows to two elevations, two radiators.



Lounge



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

Living Room or Bedroom Five

With two roof windows, radiator, built in eaves cupboards.

Bathroom

With WC, wash hand basin, corner bath, shower cubicle, radiator, heated towel rail.

Outside:

Front tarmac surfaced forecourt providing expansive on-site parking, stocked and shrubbed borders, side pathway, side and rear paved patios, rear lawned garden with stocked and shrubbed borders, lower rear garden with established trees and shrubbed borders.

Detached Double Garage

With electric entrance door, electric light and power.

Integral Store

With electric light and power.

Integral Boiler Room

With gas boiler, electric light and power.

Services

Mains water, electricity, gas and drainage. Gas central heating.

Tenure

Freehold.

Council Tax

Band F.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Cockermouth town centre proceed onto Lorton Road and turn right onto Vicarage Lane. Continue ahead and turn right onto Norwood Drive. After passing Etterby Close turn right onto Dale View and the property is located in the row of houses on the left.

What3words

///curries.soothing.heartache

Price

Offers over £750,000 are invited for consideration.

Anti-Money Laundering Regulations (AML)

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Living Room / Bedroom Five



Garden



Decked Terrace



Front Elevation

Request a Viewing Online or Call 01768 741741

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 741741** or request online.



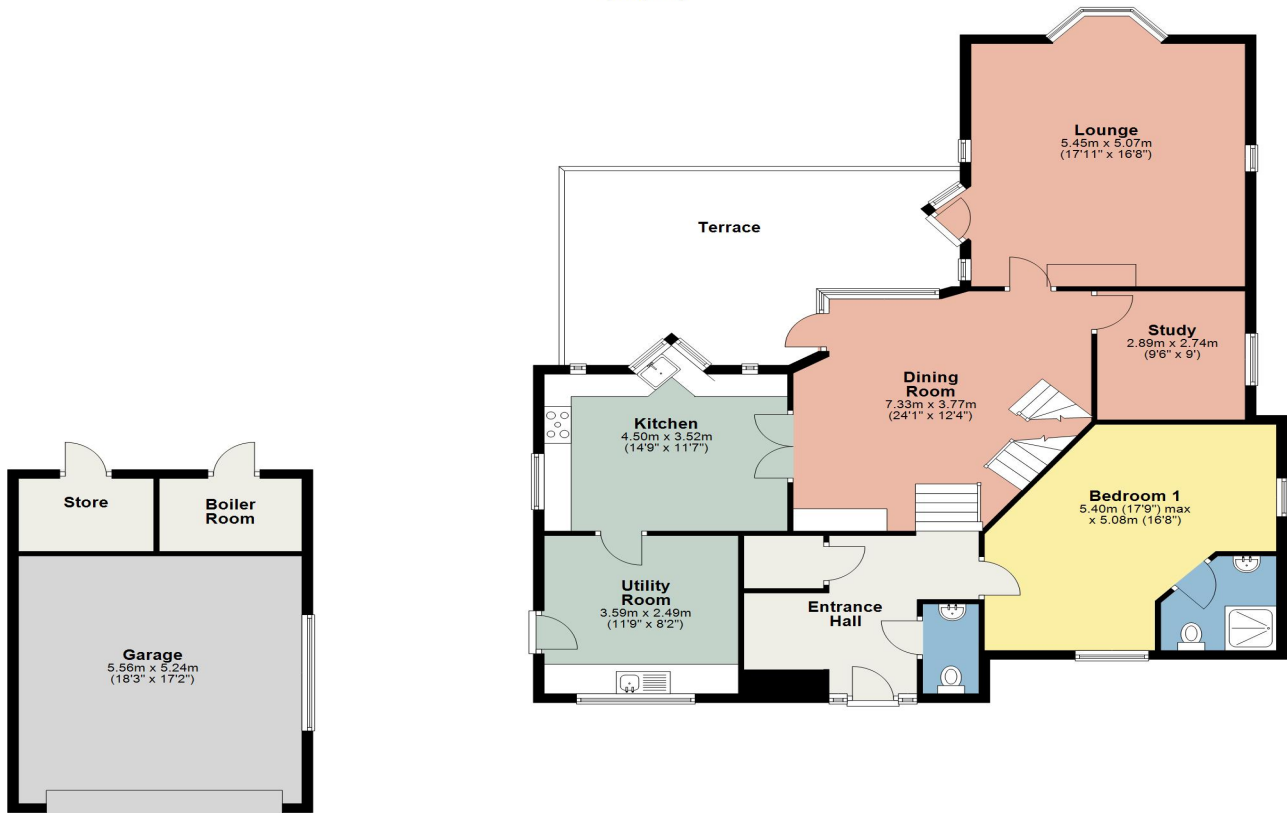
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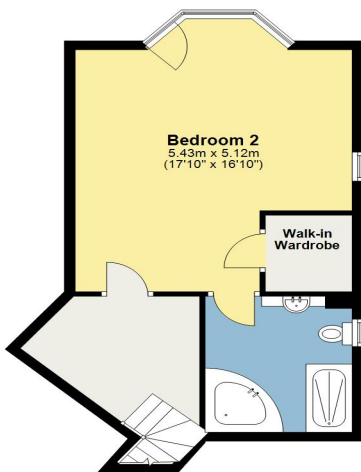
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Ground Floor
Approx. 168.8 sq. metres (1816.7 sq. feet)
(excluding Terrace)



Lower Ground Floor
Approx. 45.6 sq. metres (490.9 sq. feet)



First Floor
Approx. 122.0 sq. metres (1313.3 sq. feet)



Total area: approx. 336.4 sq. metres (3620.9 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

48 Dale View, Cockermouth

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