

37 Brigham Road, Cockermouth, CA13 0BT

Offers Over £350,000

PFK

37 Brigham Road

The Property:

Welcome to this beautifully presented four bedroom, two bathroom semi-detached house offering the perfect blend of contemporary design and family friendly living. Upon entering, you are greeted by a welcoming hallway adorned with a stunning wooden staircase, sleek oak flooring, and a modern light fixture, setting the tone for the stylish interiors throughout. The heart of the home is the spacious open-plan living and dining area, where elegant wooden flooring, a sleek modern fireplace, and large windows flood the space with natural light. French doors lead directly to the garden, creating a seamless connection between indoor and outdoor living. The modern kitchen is a cook's dream, boasting integrated appliances, 5 burner gas hob, and chic cabinetry, all set against the warmth of wood flooring and illuminated with ample natural light from windows overlooking the garden. Each of the four bedrooms is generously sized, featuring large windows and neutral décor, ensuring comfort and versatility for growing families. The two bathrooms are finished to a high standard, offering modern shower enclosures, stylish wall tiles, heated towel rails, and integrated storage for a luxurious daily experience.

Beyond the main living spaces, this property is designed to enhance everyday lifestyle and functionality.







37 Brigham Road

The property continued....

Step outside to discover a truly impressive, landscaped garden - a tranquil south facing haven featuring a spacious patio, lush lawns, mature plants, and a charming pergola. This outdoor sanctuary is perfect for entertaining friends, summer barbeques, or peaceful evenings under the stars. The property's attractive facade is complemented by a generous, paved driveway providing ample offroad parking, an integral garage, and a well maintained front garden with vibrant flower beds, enhancing kerb appeal.

Modern features such as integrated appliances, contemporary lighting fixtures, and quality materials throughout ensure a comfortable and stylish environment for all seasons. With its open-plan design, inviting outdoor spaces, and practical touches, this home is perfectly suited for families seeking space, comfort, and effortless entertaining.

Early viewing is highly recommended, as properties of this calibre and finish are expected to attract significant interest. Don't miss the opportunity to make this exceptional residence your new home.













37 Brigham Road

Location & DIrections:

Cockermouth is a charming market town located in Cumbria, on the edge of the Lake District National Park. Situated at the confluence of the river Cocker and river Derwent, it offers easy access to both the natural beauty of the Lakes and the convenience of nearby towns. Cockermouth is approximately 10 miles from the west coast and about 15 miles from the bustling town of Keswick. With its rich history, local amenities, and excellent transport links, it's a desirable location for both rural living and outdoor enthusiasts.

Directions

The property can be found under postcode CA13 0BT

- **Fantastic 4 bed semi detached**
- **Immaculately presented, modern kitchen & bathrooms**
- **Large south facing garden**
- **Offroad parking & garage, super popular area**
- **No chain**
- **EPC rating D**
- **Council Tax: Band C**
- **Tenure: Freehold**

ACCOMMODATION

Hallway
10' 10" x 5' 11" (3.29m x 1.80m)
Accessed via composite front door with double glazed inserts, decorative coving, custom oak staircase leading to first floor, oak flooring, understairs storage area.

Living Room
24' 0" x 11' 4" (7.31m x 3.46m)
Large light and airy dual aspect lounge-dining room with French doors leading to the garden. Decorative coving, oak flooring, inset gas fire with granite surround, space for three piece suite and a 6-8 person dining table. Points for TV, telephone and broadband.

Kitchen
12' 9" x 19' 11" (3.89m x 6.08m)
Beautifully appointed, recently installed high end kitchen with a range of base and wall units in a grey and wood effect finish with complementary stone countertop and upstand, custom acrylic splashback. Five burner countertop mounted gas hob with extractor fan over and separate electric oven and grill, integral dishwasher, fridge and freezer, 1.5 bowl composite sink with mixer tap. Under cabinet lighting, oak flooring, plumbing for washing machine, two storage cupboards.

FIRST FLOOR LANDING
6' 3" x 2' 10" (1.90m x 0.87m)
Oak bannister, decorative coving, loft access via hatch.

Bedroom 1
27' 5" x 10' 1" (8.35m x 3.08m)
Large triple aspect double bedroom with dressing area, loft access via hatch, Juliette balcony to the rear and ensuite shower room.







Ensuite Shower Room
7' 7" x 5' 0" (2.32m x 1.53m)
Rear aspect room comprising three piece suite; shower cubicle with electric shower, WC and wash hand basin, tiled splashbacks and heated towel rail.

Bedroom 2
13' 0" x 10' 8" (3.95m x 3.25m)
Front aspect double bedroom with built in storage cupboard.

Bedroom 3
11' 1" x 11' 1" (3.39m x 3.38m)
Rear aspect double bedroom.

Bedroom 4
9' 7" x 6' 11" (2.91m x 2.11m)
Front aspect single bedroom with built in storage cupboard.

Bathroom
9' 4" x 6' 6" (2.85m x 1.99m)
Rear aspect room comprising three piece suite with electric shower over bath, WC and wash hand basin with built in storage unit. Tiled splashback, heated towel rail.

EXTERNALLY

Front Garden

Low maintenance front garden laid to block paved parking and raised flower bed.

Rear Garden

Large south facing rear garden laid to lawn, with patio seating areas, pergola, mature shrubbery and perennials.

Driveway

4 Parking Spaces

Block paved driveway parking for three cars and an integral garage with electric roller door.









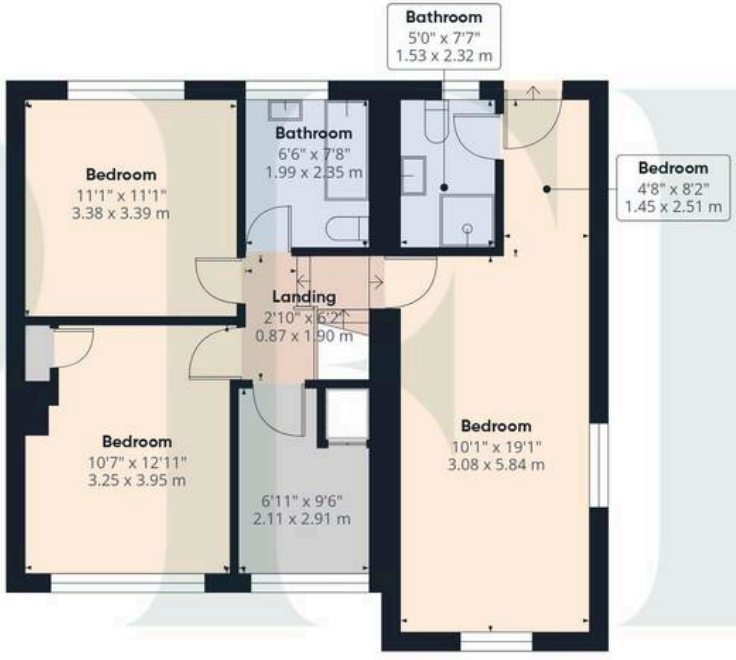








Floor 0





Floor 1

PFK

Approximate total area(1)

1168 ft²

108.5 m²

(1) Excluding balconies and terraces

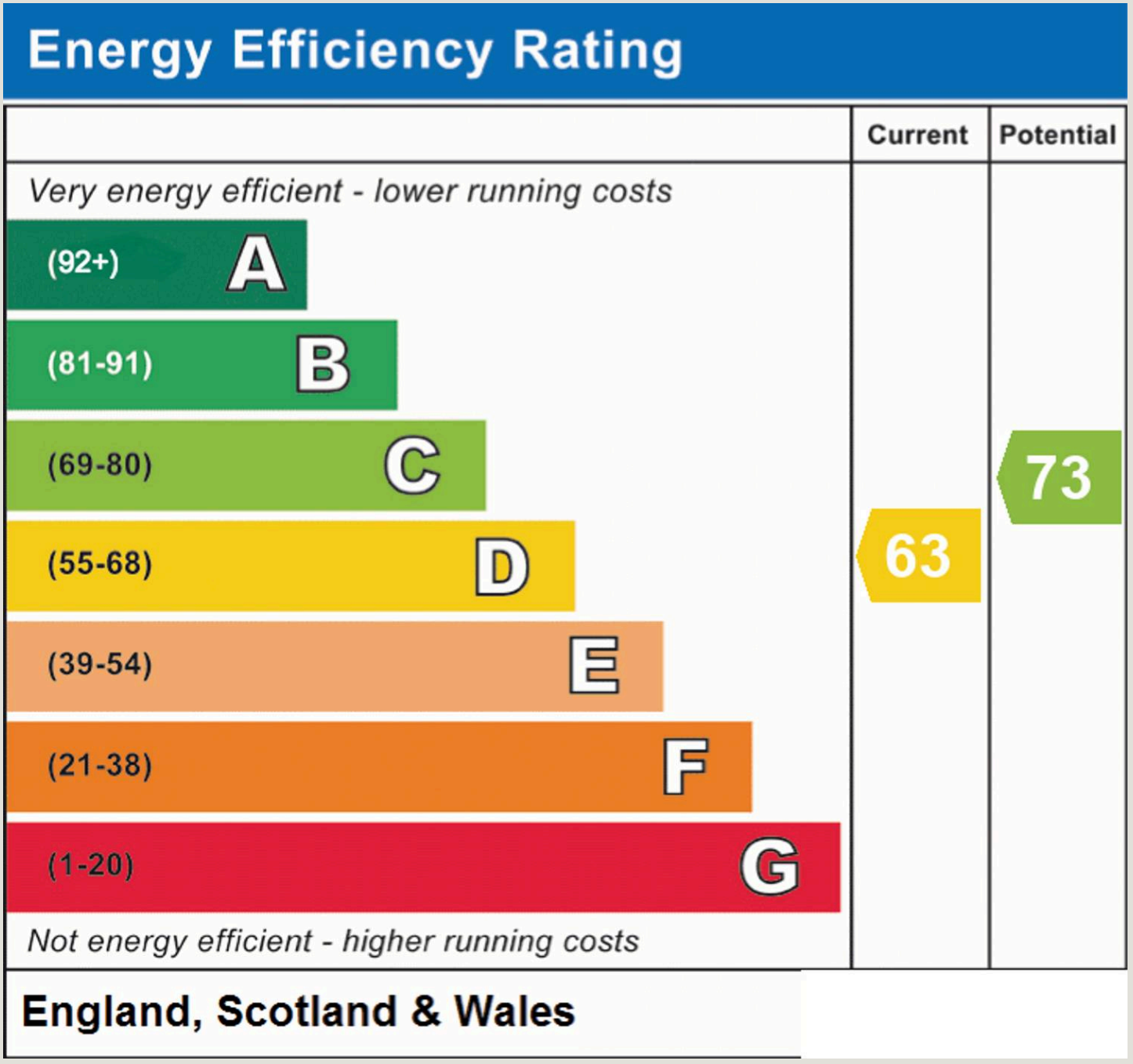
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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 Fee Disclosure
PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • • Financial Services (Emma Harrison Financial Services): average referral fee of £234 in 2025 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/