



94 Laureates Lane, Cockermouth, CA13 0HY

Guide Price £525,000

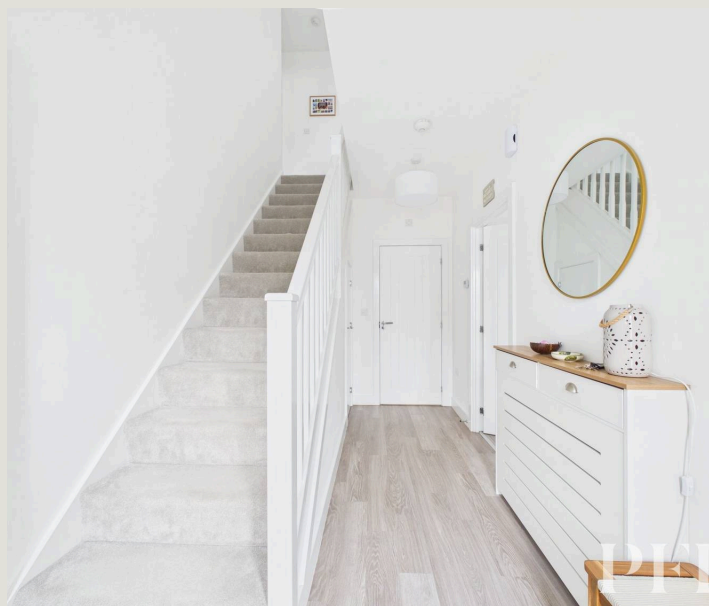
PFK

94 Laureates Lane

The Property:

This impressive five bedroom, three bathroom detached home offers a harmonious blend of contemporary design, family friendly functionality, and abundant natural light throughout. Upon entry, you are welcomed by a stylish hallway featuring a modern staircase, plush carpeting, and neutral decor, all bathed in sunlight. The heart of the home unfolds into a spacious living area, enhanced by modern decor, large windows, and bifold doors that seamlessly connect the indoors to the generous, well maintained garden. The open plan kitchen and dining area is a true showpiece, boasting sleek modern cabinetry, integrated appliances, and contemporary flooring, all illuminated by ample natural light. The two versatile reception rooms provide plenty of space for both relaxation and entertaining, while the property's five airy bedrooms - each with large windows - offer serene retreats ideal for family members or guests. The principal bedroom features a dressing room an ensuite bathroom, and the fifth bedroom can easily offer flexible usage as a home office or study.

Additional features further elevate this exceptional home's appeal. The three modern bathrooms are appointed with stylish fixtures, walk-in showers, heated towel rails, and elegant tilework, creating inviting spaces for both quick refreshes and long soaks in the tub. A dedicated utility room with integrated appliances and direct outdoor access enhances daily convenience.

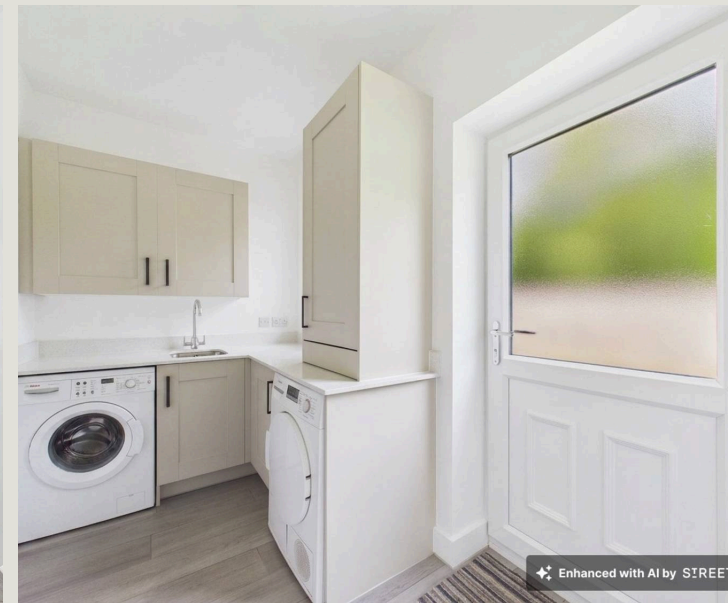


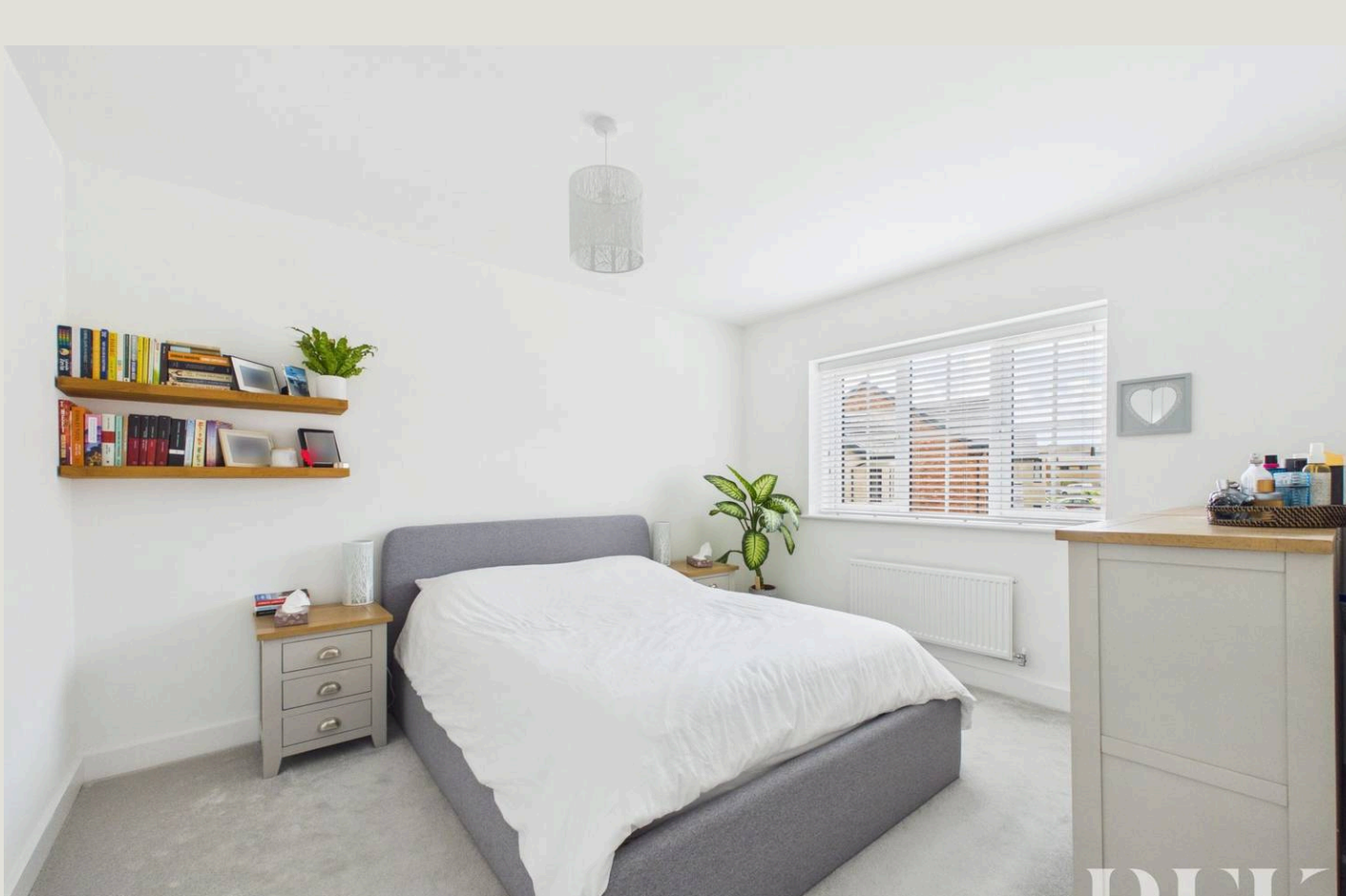
94 Laureates Lane

The property continued.....

Outside, the expansive and beautifully landscaped garden is a true sanctuary, complete with a well kept lawn, private fencing, and a stylish seating area – perfect for family gatherings, outdoor play, or quiet evenings. The property also boasts an integrated garage and ample driveway parking for multiple vehicles, ensuring practicality and kerb appeal with its charming brick facade and manicured front lawn.

Offering an enviable blend of modern luxury, versatile space, and welcoming ambience, this detached home is ideal for growing families or those seeking flexible living arrangements. With its bright interiors, abundant storage solutions, and seamless connection to outdoor living, this property is expected to attract significant interest. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.





94 Laureates Lane

Location & Directions:

Enjoying a superb location on a popular residential estate on the outskirts of Cockermouth. The property is ideally located for easy access to the A66 for commuting to the west coast employment centres and is within only a short walk to Cockermouth town centre.

Directions

The property can be found under postcode CA13 0HY and sits at the head of the cul-de-sac

- Five bed, three bath detached
- Spacious lounge with bifold doors
- Open plan living dining kitchen
- Principal with dressing room & ensuite
- Large private garden & garage
- EPC rating B
- Council Tax: Band F
- Tenure: Freehold



ACCOMMODATION

Hallway

13' 1" x 7' 2" (4.00m x 2.19m)

Accessed via composite door with double glazed inserts and side panel, a light and airy entrance hall with stairs to first floor, large understairs storage cupboard with fibre broadband interconnection.

Living Room

23' 7" x 11' 5" (7.20m x 3.47m)

Spacious dual aspect room with bifold doors leading to the rear garden. Space for three piece suite, points for TV and internet.

Dining Kitchen

23' 7" x 10' 4" (7.19m x 3.16m)

A fantastic dual aspect living dining kitchen provides a spacious, family centred heart of the home, with a kitchen area comprising a range of base and wall units in an off white shaker style finish with complementary quartz countertop and upstand, four burner countertop mounted ceramic hob with extractor fan over and separate electric oven and grill. Integral dishwasher, fridge and freezer, 1.5 bowl stainless steel sink with mixer tap. The living dining area offers space for an 8 person table and has spot lighting throughout.

Laundry Room

9' 9" x 2' 6" (2.98m x 0.75m)

Rear aspect room with UPVC door and double glazed inserts giving access to rear garden. Fitted with the same range of base and wall units, and countertop as the kitchen, with plumbing for undercounter washing machine and dryer, and stainless steel sink with mixer tap.

WC

4' 7" x 3' 11" (1.39m x 1.20m)

WC and wash hand basin, tiled splashbacks.



FIRST FLOOR LANDING

16' 10" x 11' 1" (5.14m x 3.39m)

First floor landing with large built in storage cupboard and stairs to second floor.

Bedroom 1

12' 3" x 10' 5" (3.73m x 3.17m)

Front aspect main double bedroom with wall mounted shelving and door leading to walk through dressing room and ensuite.

Ensuite Shower Room

7' 3" x 5' 5" (2.22m x 1.66m)

Rear aspect room comprising three piece suite with walk in shower cubicle and mains powered shower, WC and wash hand basin, tiled walls and floor, chrome radiator.

Dressing Room

4' 4" x 10' 2" (1.33m x 3.09m)

Fitted with two banks of double wardrobes with sliding mirrored doors.

Bedroom 2

13' 4" x 11' 5" (4.07m x 3.49m)

Large front aspect double bedroom with point for TV.

Office/Bedroom 5

10' 0" x 7' 11" (3.06m x 2.42m)

Rear aspect room currently utilised as a home office but equally as useable as a fifth bedroom.

Bathroom

5' 5" x 9' 7" (1.66m x 2.92m)

Rear aspect room comprising four piece suite with walk in shower cubicle and mains powered shower, bath, WC and wash hand basin. Tiled walls and floor, heated chrome towel rail.

SECOND FLOOR LANDING

2' 11" x 7' 9" (0.88m x 2.37m)

Walk in large storage cupboard and loft access via hatch.



Bedroom 3

14' 0" x 11' 5" (4.26m x 3.49m)

Front aspect double bedroom.

Bedroom 4

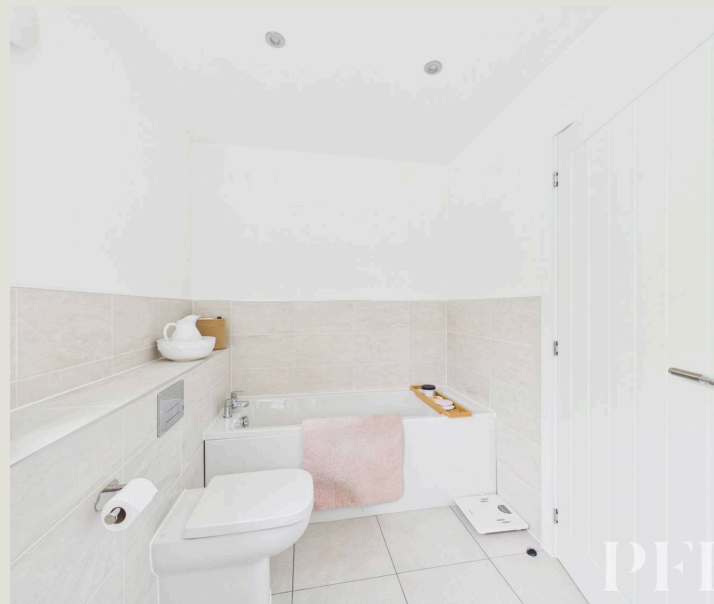
13' 11" x 10' 0" (4.23m x 3.06m)

Front aspect double bedroom.

Shower Room

3' 8" x 7' 10" (1.12m x 2.38m)

Rear aspect room with walk in shower cubicle and mains powered shower, WC and wash hand basin. Tiled walls and floor, heated chrome towel rail.





EXTERNALLY

Front Garden

Manicured lawned garden to the front of the property.

Rear Garden

A private lawned garden with patio seating area sits to the rear of the property and backs onto mature woodland.

Garage

Single Garage

An integral garage can accommodate a small car, or offers excellent storage/ workshop/ home gym potential.

Driveway

4 Parking Spaces

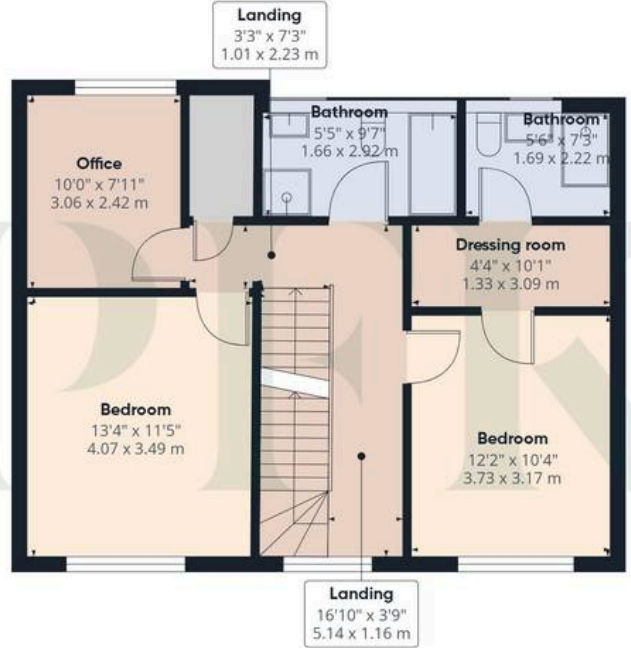
An extended block paved driveway provides parking for up to four cars.



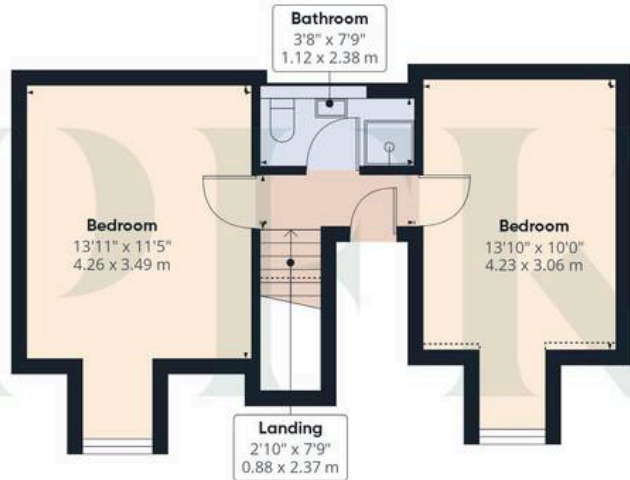




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

| |
|-------------------------|
| 1885 ft ² |
| 175 m ² |
| Reduced headroom |
| 2 ft ² |
| 0.2 m ² |

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

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

ADDITIONAL INFORMATION

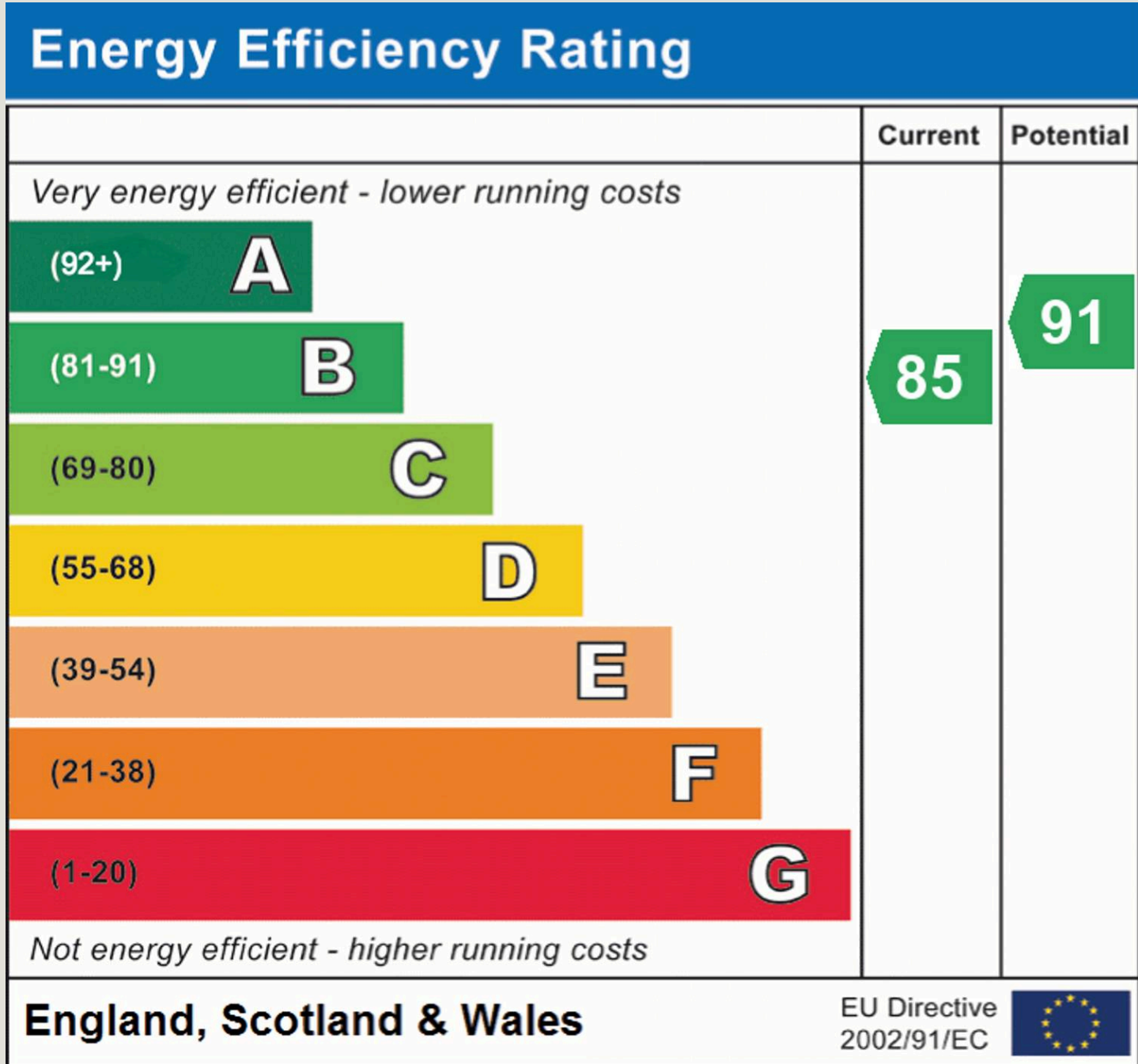
Services

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 (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 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/

PFK

