



GRISDALES

PROPERTY SERVICES



14 Norwood Drive, Cockermouth, CA13 9EP

£475,000

A property of style and substance, perfectly placed in a truly sought-after location! This family-friendly home has been thoughtfully extended over the years to offer fantastic living space, including a cosy lounge with a wood-burning stove, a bright family kitchen with dining in the sun-filled conservatory, and an open hallway perfect for curling up with a book. Upstairs, the south-facing master bedroom is a true retreat with a luxurious four-piece en-suite, complemented by four further bedrooms and a family bathroom. With ample parking, a generous garage, and gardens to front and rear, this home is as practical as it is beautiful. Ideally located with easy and safe access to supermarkets, schools, and the town centre, it's a perfect choice for those who truly appreciate the meaning of town living.

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

Double glazing
Central heating
Oak Internal Doors Throughout

ACCESS

The property is accessed via a composite door with frosted glazing panel to the side and that opens up into:

HALLWAY



A spacious hallway with oak flooring, stairs to the first floor, useful understairs alcove and fitted with a superb range of bookcases including cupboard. Ample space for furniture and large window overlooking the front. UPVC door to the rear. Herringbone style fitted flooring.

LOUNGE

15'3" x 13'5" (4.67 x 4.11)



Large window to the front, wood burning stove on hearth within alcove and wood panelling to the side, television point.

KITCHEN

21'1" x 18'3" (6.45 x 5.57)



Fitted with a range of base and wall units in blue with copper coloured handles and wood worktop over with tiled ceramic splash back and includes a double Belfast style sink unit with copper coloured tap and granite and wood worktops. Space for fridge freezer. Space for Rangemaster oven with Rangemaster extractor fan over. Good range of curved cupboards, wine rack, drawers and glass fronted cupboards etc. Dark wood effect flooring. Opening into conservatory/dining area.

CONSERVATORY/DINING AREA



With warm roof and Velux roof light. Door to the rear.

UTILITY

5'7" x 5'6" (1.72 x 1.70)



Fitted with sink on worktop with shelving below, plumbing for washing machine and wall-mounted shelving and coat hooks.

CLOAKROOM

Fitted with low level WC, black chrome ladder, radiator, continuation of oak herringbone flooring. Frosted window to the rear and extractor fan. Provision and plumbing for a sink unit.

STAIRS AND LANDING

Staircase leads up to a landing area with oak handrail and banisters, etc. Access into the loft.

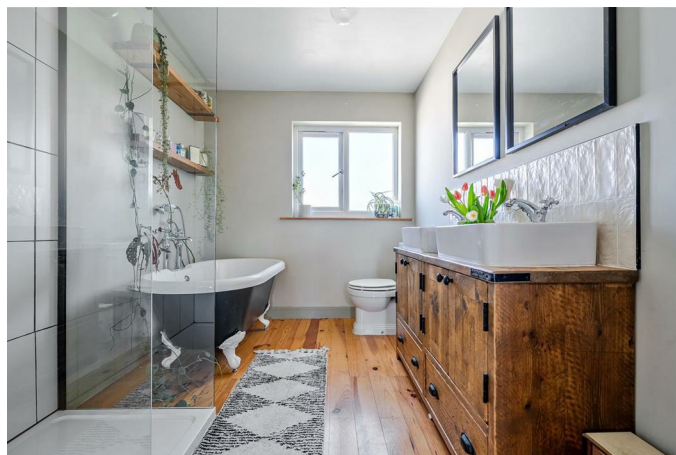
BEDROOM ONE

18'1" x 10'8" (5.53 x 3.26)



A particularly spacious double bedroom with three windows and fitted with a range of Sharps wardrobes and drawers. Door into en-suite.

EN SUITE



Fitted with a walk-in shower with clear screen and wall-mounted chrome shower and attachments, freestanding bath with chrome tap connected shower, low level WC and his and hers wash basins set into natural wood unit with tile splash back, charcoal grey ladder style radiator, frosted window to the rear, wall mounted shelving and natural wood floor.

BEDROOM TWO

13'11" x 10'6" (4.26 x 3.22)



A double room to the front with built-in cupboard fitted with a good range of shelving.

BEDROOM THREE

11'5" x 10'4" (3.49 x 3.15)



Double room to the rear.

BEDROOM FOUR

11'3" x 10'2" (3.45 x 3.12)

Small double room to the rear.

BEDROOM FIVE

8'3" x 7'8" (2.52 x 2.36)



Currently used as a study. Spacious single room.

BATHROOM



A recently fitted bathroom suite comprising bath with tap connected chrome shower, pedestal wash basin with chrome mixer tap and low level WC. Attractive tiling, wall mounted shelving and charcoal grey ladder style radiator, natural wooden floor.

PARKING AND DRIVE



There is a brick paved drive to the front of the property which can comfortably accommodate 3 cars and that leads to a single garage. Garden shed, log and bin storage to the side.

FRONT GARDEN



Lawn area with shrub and floral borders.

REAR GARDEN



Paved area with a garden beyond the retaining wall and wood store. Outside tap.

DIRECTIONS

W3W///immunity.elections.loosed

From Lorton Street proceed into Lorton Road, turn right into Vicarage Lane and right onto Norwood Drive where the property is the last house on the right before Dale View.

COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band D

VIEWINGS

To view this property, please contact us on 01900 829977.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed

to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE

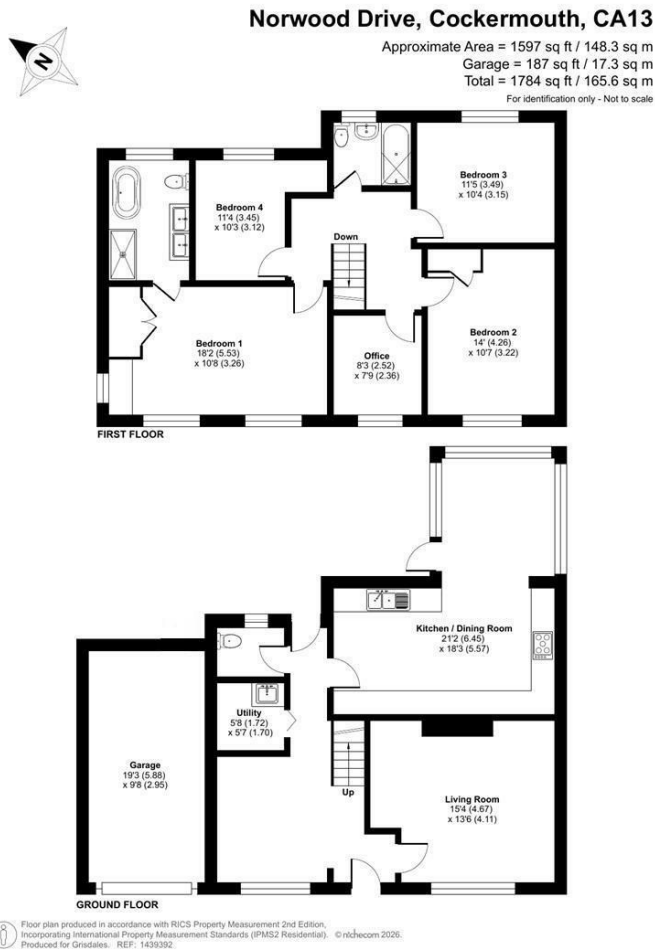
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more

about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

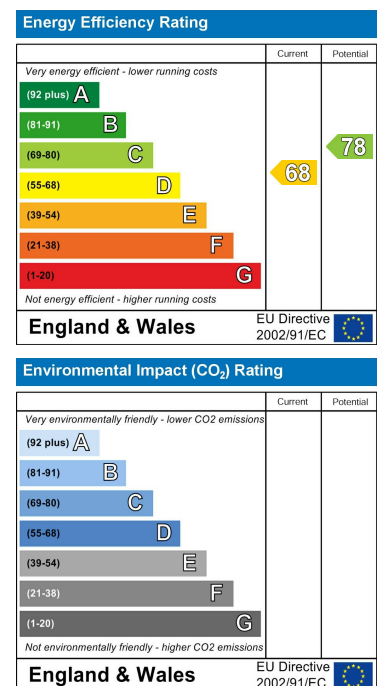
Floor Plan



Area Map



Energy Efficiency Graph



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.