



**31 Strawberry How Road, Cockermouth, CA13 9ZD**

Offers Over **£500,000**

**PFK**

# 31 Strawberry How Road

## The Property:

Welcome to this beautifully presented four bedroom, two bathroom detached house, thoughtfully designed for modern family living. Step inside to discover an inviting spacious light filled hallway, open plan kitchen and dining space, complete with sleek modern units, integrated appliances, and space for an 8 person table. The living and dining areas enjoy abundant natural light from large windows. French and bi-fold doors, creating a bright, sociable hub of the home that flows seamlessly into the landscaped garden and spacious patio - perfect for both relaxation and entertaining. Upstairs, the bedrooms each offer ample natural light and contemporary décor, and superb views from both front and rear rooms. Both bathrooms feature modern fixtures, walk-in showers, and soothing finishes for a touch of everyday luxury.

Externally the property boasts a large plot, with lawned front garden, extended driveway providing offroad parking for 4 cars, and an integral single garage. To the rear is a private landscaped garden with patio entertaining areas, lawn and far reaching views across Cockermouth.

Homes of this calibre on Strawberry Grange are rarely available and extremely sought after so an early inspection is a must to avoid missing out.





## 31 Strawberry How Road

### Location & Directions:

Situated within Cockermonth's newest and most sought after residential development - Strawberry Grange. Offering easy access to both the Lorton valley and Cockermonth town centre with its full range of amenities.

### Directions

The property can be found under postcode CA13 9ZD

- Four bed, two bath detached
- Spacious rooms, well presented.
- Popular edge of town estate
- Large plot, integral garage, parking for 4
- No onward chain
- EPC rating B
- Council Tax: Band E
- Tenure: Freehold



## ACCOMMODATION

### Hallway

14' 3" x 9' 8" (4.34m x 2.95m)

Accessed via composite door with double glazed inserts, stairs to first floor galleried landing with views towards Lake District fells, understairs storage cupboard, Karndene flooring, integral access to garage.

### Living Room

26' 0" x 12' 7" (7.92m x 3.84m)

Light and airy dual aspect room with French doors leading to the garden. Space for 3 piece suite and 8 person dining table, point for wall mounted TV, Karndene flooring.

### Kitchen

20' 6" x 12' 0" (6.26m x 3.66m)

Light and airy rear aspect room with bi-fold doors to the garden. Kitchen comprises a range of base and wall units in a contemporary white finish and complementary grey granite effect countertop. 1.5 bowl stainless steel sink, 5 burner countertop mounted gas hob, with stainless steel splashback and extractor fan, integrated electric oven, grill and microwave, integrated dishwasher, washing machine and fridge freezer, tiled splashbacks. Space for an 8 person dining table, Karndene flooring, point for wall mounted TV.

### Cloakroom/WC

3' 0" x 5' 7" (0.91m x 1.69m)

WC and wash hand basin, tiled walls, Karndene flooring.

### Garage

16' 1" x 9' 1" (4.91m x 2.76m)

Integral single garage with power, lighting, electric door and water supply.



### FIRST FLOOR LANDING

16' 1" x 3' 10" (4.91m x 1.18m)

Front aspect galleried landing with views over Lake District fells , loft access via hatch.

### Bedroom 1

12' 6" x 11' 2" (3.81m x 3.40m)

Front aspect double bedroom with views towards the Lake District fells and en-suite shower room

### Ensuite Shower Room

7' 1" x 3' 10" (2.17m x 1.17m)

Side aspect room comprising three piece suite. Walk in shower cubicle with mains powered shower and handheld attachment, WC, wash hand basin with built in storage, tiled walls and heated towel rail.

### Bedroom 2

11' 10" x 9' 6" (3.60m x 2.90m)

Rear aspect double bedroom with views over Cockermouth and built in wardrobes.

### Bedroom 3

9' 10" x 9' 6" (2.99m x 2.89m)

Rear aspect double bedroom with views over Cockermouth.

### Bedroom 4

12' 10" x 8' 10" (3.92m x 2.68m)

Front aspect double bedroom with views towards the Lake District fells.

### Bathroom

9' 6" x 7' 9" (2.89m x 2.35m)

Rear aspect room comprising corner shower cubicle with mains powered shower and handheld attachment, bath with shower attachment, WC and wash hand basin with built in storage. Tiled walls and heated towel rail.





## EXTERNALLY

### Front Garden

Lawned front garden.

### Rear Garden

Private rear garden with patio, paved area for BBQ and lawned areas. Offering fantastic entertaining space and superb views across Cockermouth.

### Driveway

4 Parking Spaces

Driveway parking for 4 cars.

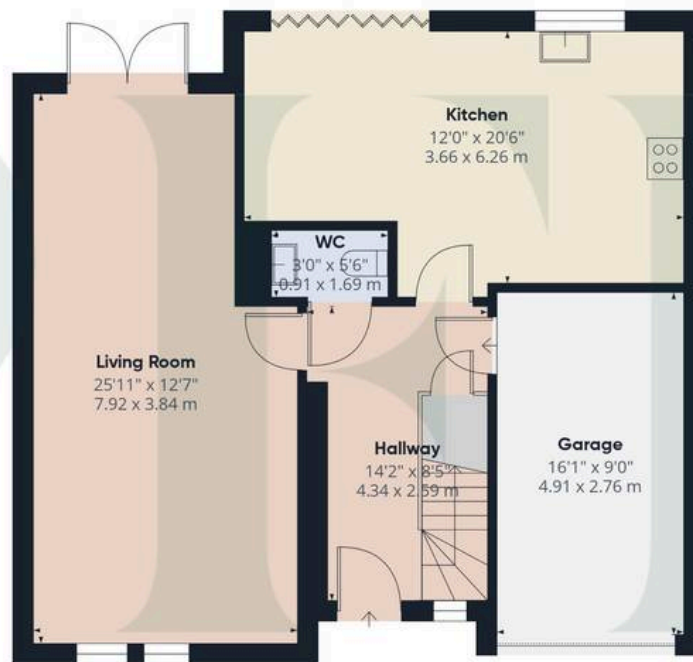
### Garage

Single Garage

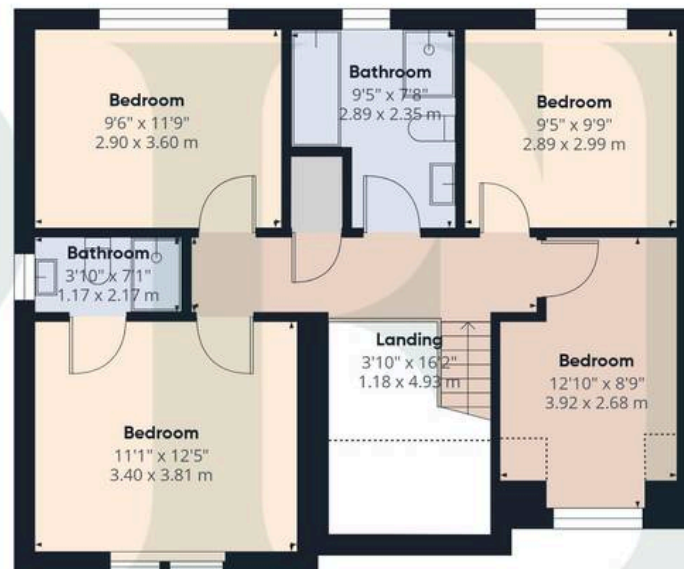
Integral single garage.







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1419 ft<sup>2</sup>  
131.8 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(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.

GIRAFFE360



**ADDITIONAL INFORMATION**

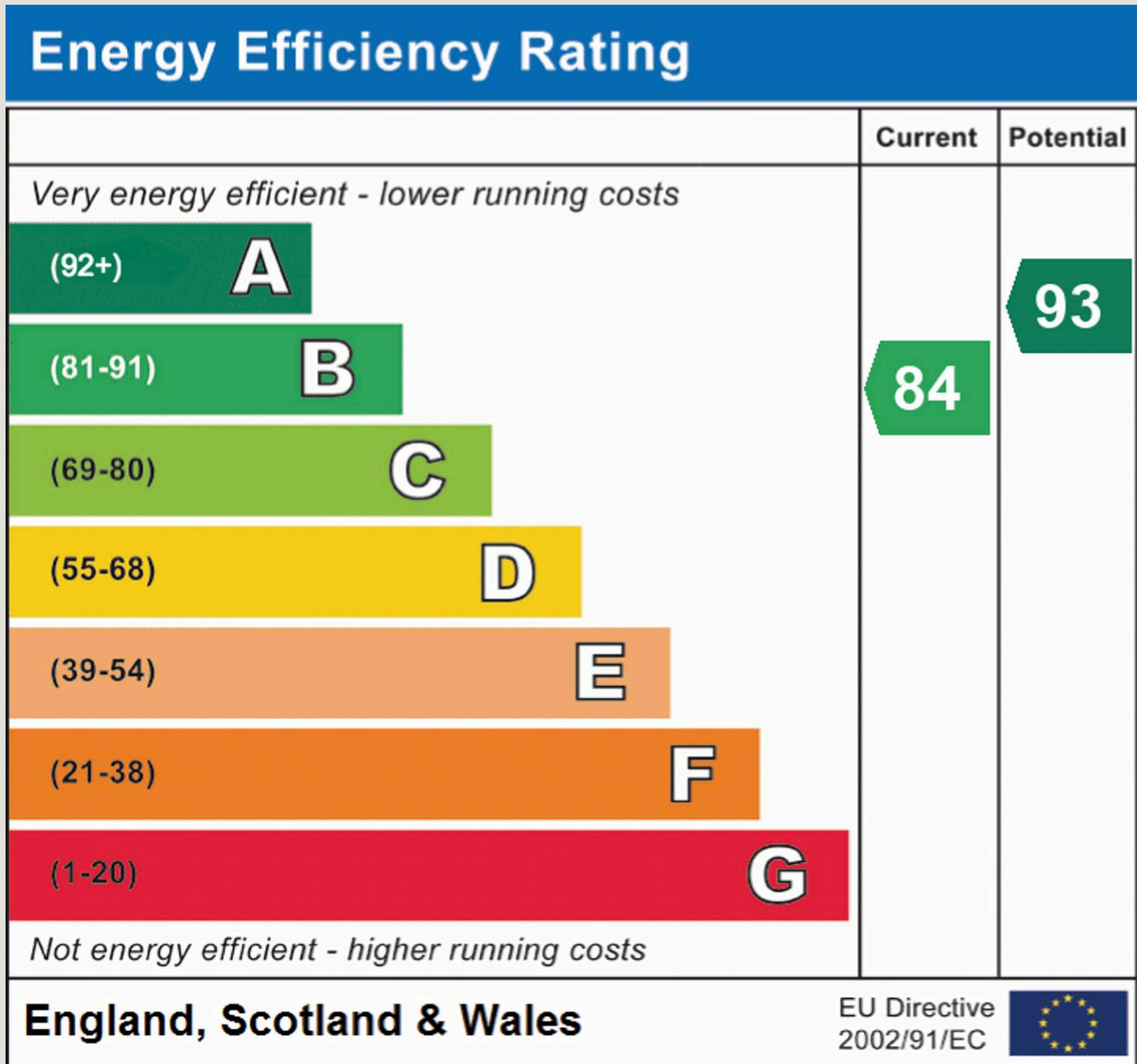
**Services**

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 (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 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.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- 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](mailto:cockermouth@pfk.co.uk)

[www.pfk.co.uk/](http://www.pfk.co.uk/)

# PFK

