



**8 Coniston Drive, Cockermouth, CA13 9JA**

Guide Price **£300,000**

**PFK**



## The Property

At the head of a quiet, family friendly cul-de-sac on the ever popular Gable Avenue estate sits this large four bedroom detached home, with wraparound gardens and no onward chain! Perfect for a family looking to put their own spin on a forever home in a super popular area.

The accommodation comprises large lounge/dining room, breakfast kitchen, utility room, downstairs cloakroom, three double bedrooms, a single bedroom and a three piece bathroom with shower over bath.

Externally there is an easy to maintain front garden, offroad parking for two and an integral garage, whilst to the rear is a private wraparound lawned garden with mature fruit trees, pond and patio.

An early inspection is a must to avoid missing out on this fantastic opportunity to own a spacious home in a great location.

- Four bed detached
- Quiet cul-de-sac location
- Garage, parking & gardens
- No onward chain
- Tenure: Freehold
- Council Tax: Band D
- EPC rating D







## The Location & Directions

Situated on the ever popular Gable Avenue estate, enjoying an edge of town location yet only a short drive or walk to Cockermouth town centre and all its main services and amenities. Bars, restaurants, cafes, supermarkets, a range of independent shops, doctors surgeries and dentists, highly rated local primary and secondary schools are only a short walk away as is Cockermouth's leisure centre and swimming pool.

### Directions

From PFK office in Cockermouth main street, turn right into Station Street, then at the first set of traffic lights bear left on to Lorton Road. At the top of the hill turn left, then immediately right into Windmill Lane. Take the left turn into Slate Fell Drive, then turn right into Gable Avenue. Take the second right and the property can be found in the third cul-de-sac on the right hand side.





## ACCOMMODATION

### Entrance Hall

Stairs to first floor landing, decorative coving, point for telephone.

### Lounge/Dining Room

24' 10" x 11' 7" (7.58m x 3.54m)

A light and airy triple aspect room with decorative coving, wood burning stove, and TV point. Space for a three piece suite and a six person dining table, serving hatch from the kitchen.

### Kitchen

9' 0" x 9' 7" (2.74m x 2.92m)

A rear aspect room fitted with a range of base and wall units with complementary countertop, points for freestanding gas and electric cookers, stainless steel sink with drainage board and mixer tap. Plumbing for under counter dishwasher, and built in understairs storage cupboard.

### Utility room

9' 0" x 10' 5" (2.74m x 3.18m)

A dual aspect room with wooden external door out to the garden. Counter tops and base units, plumbing for washer dryer, wall mounted gas boiler.

### Cloakroom/WC

With WC and wash hand basin.

## FIRST FLOOR LANDING

Doors to all rooms, loft access via hatch.

### Bedroom 1

13' 6" x 10' 2" (4.12m x 3.09m)

A dual aspect double bedroom.





### Bedroom 2

11' 3" x 11' 5" (3.42m x 3.48m)

Rear aspect double.

### Bedroom 3

19' 11" x 9' 1" (6.07m x 2.76m)

Dual aspect double with built in undereaves storage.

### Bedroom 4

10' 2" x 7' 9" (3.09m x 2.37m)

A front aspect single bedroom with airing cupboard.

### Bathroom

5' 6" x 6' 9" (1.68m x 2.05m)

A rear aspect room fitted with a three piece suite comprising tap connected shower over bath, WC and wash hand basin. Tile effect flooring.

### ADDITIONAL INFORMATION

#### Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

#### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.







## EXTERNALLY

### Garden

Wraparound lawned garden with mature fruit trees, wood store, pond and patio seating area.

### GARAGE

Single Garage

Integral single garage with up and over door, power, lights, tap.

### DRIVEWAY

2 Parking Spaces

Driveway parking for two cars.





# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92+) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>65</p>	<p>76</p>

**England, Scotland & Wales**

EU Directive  
2002/91/EC







## PFK Estate Agency Cockermouth

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