



**15 Norwood Drive, Cockermouth, CA13 9EP**

Guide Price £360,000

**PFK**

# 15 Norwood Drive

## The Property

Sat within a large wraparound plot on the ever sought after Norwood Drive, just a stones throw from Harris Park and with easy access to Cockermouth town centre and the beautiful Lorton Valley, 15 Norwood Drive is a spacious three bed detached family home sold with no onward chain.

The accommodation is well proportioned and presented, and comprises; large lounge/dining room, conservatory, kitchen, utility room, three double bedrooms and a three piece family bathroom. Externally the garden wraps around the property giving ample space for an extension subject to planning permission, and comes complete with offroad parking for three cars and an integral garage,

An early inspection is a must to avoid missing out on this fantastic property.

- Three bedroom detached
- Lounge/dining room & sunroom
- Large wraparound plot
- Parking for three
- Popular area - no chain!
- EPC rating D
- Council Tax: Band E
- Tenure: Freehold





## 15 Norwood Drive

### Location & Directions

Situated just out of the town centre of the popular market town of Cockermouth, with all of its major shops and services, including highly rated local primary and secondary schools, doctors, dental surgeries and leisure centre. Close to the town's Harris Park offering riverside walks, and with easy access to the A66 for the west coast employment centres and western Lake District.

### Directions

The property is easily located on Norwood Drive and can be identified by a PFK 'For Sale' board. For those using sat nav, the postcode CA13 9EP will bring you to the area and the property can be found on the left hand side.



PKF



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## ACCOMMODATION

### Entrance

4' 4" x 4' 2" (1.33m x 1.27m)

Accessed via UPVC door with double glazed inserts, tiled floor, storage cupboard.

### Hallway

12' 8" x 6' 5" (3.86m x 1.96m)

Stairs to first floor landing, French doors to conservatory.

### Cloakroom/WC

2' 11" x 2' 11" (0.90m x 0.89m)

WC and wash hand basin.

### Lounge/Dining Room

13' 9" x 22' 10" (4.20m x 6.97m)

Front aspect lounge/dining room offering fantastic family space. The living area has decorative coving, inset gas fire, point for TV and telephone, space for a three piece suite and open access to dining area. Dining area has space for up to an eight person dining table.

### Kitchen

8' 5" x 13' 1" (2.56m x 3.98m)

Rear aspect room comprising a range of base and wall units in a white shaker style finish with complementary black granite effect countertop. 1.5 bowl composite sink with drainage board and mixer tap, point for freestanding gas cooker, integral dishwasher.

### Conservatory

9' 3" x 9' 1" (2.82m x 2.77m)

Triple aspect room with doors to the garden.

### Utility Room

7' 10" x 8' 9" (2.40m x 2.67m)

Rear aspect room with UPVC door to garden. Fitted with a range of base and wall units in a white finish with complementary black granite effect countertop. Point for undercounter washer, space for free standing fridge freezer, door to integral garage.



## FIRST FLOOR LANDING

4' 7" x 9' 9" (1.39m x 2.97m)

Loft access via hatch and drop down ladder.

### Bedroom 1

11' 7" x 14' 1" (3.54m x 4.29m)

Large light and airy dual aspect room, with built in storage cupboard.

### Bedroom 2

10' 8" x 12' 0" (3.24m x 3.66m)

Front aspect double bedroom.

### Bedroom 3

8' 6" x 8' 11" (2.59m x 2.71m)

Rear aspect double bedroom.

### Bathroom

7' 1" x 7' 6" (2.16m x 2.28m)

Rear aspect room comprising three piece suite with mains powered shower over bath, WC and wash hand basin.

Tiled walls, vertical heated towel rail.





## EXTERNALLY

### Front Garden

To the front of the property is a large lawned garden with mature hedge borders, mature trees and shrubbery.

### Rear Garden

To the rear of the property is a private garden laid to lawn, with patio and decorative chipped area.

### Garage

Single Garage

Integral single garage.

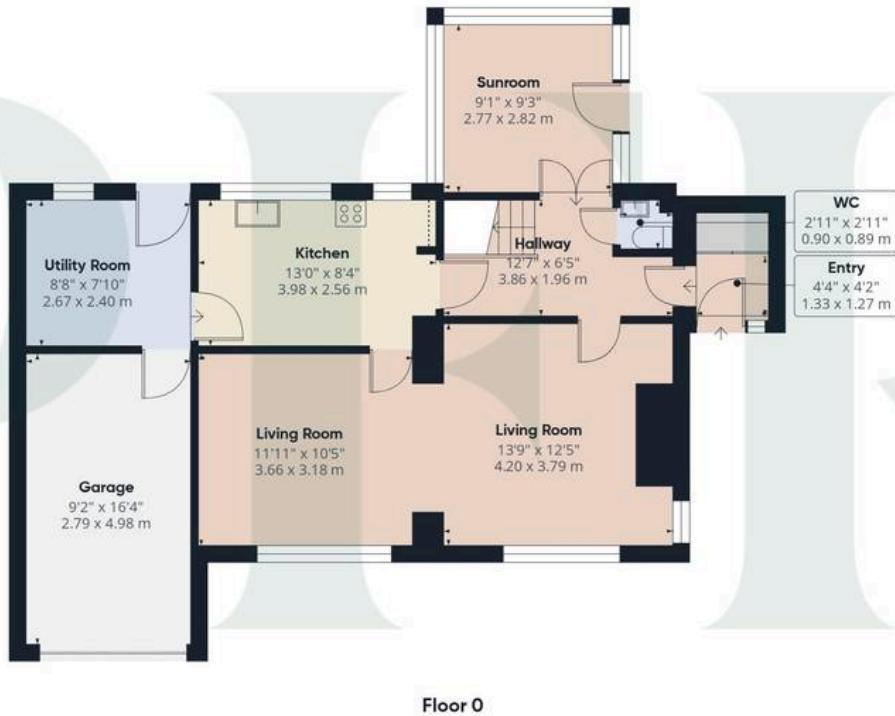
### Driveway

3 Parking Spaces

Driveway parking for three cars.





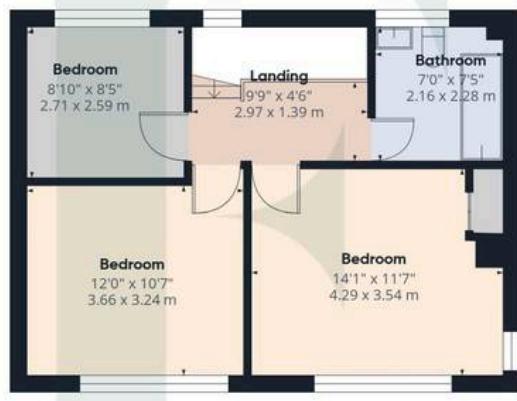


Approximate total area<sup>(1)</sup>

1272 ft<sup>2</sup>  
118 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>  
0.1 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.

## Additional information

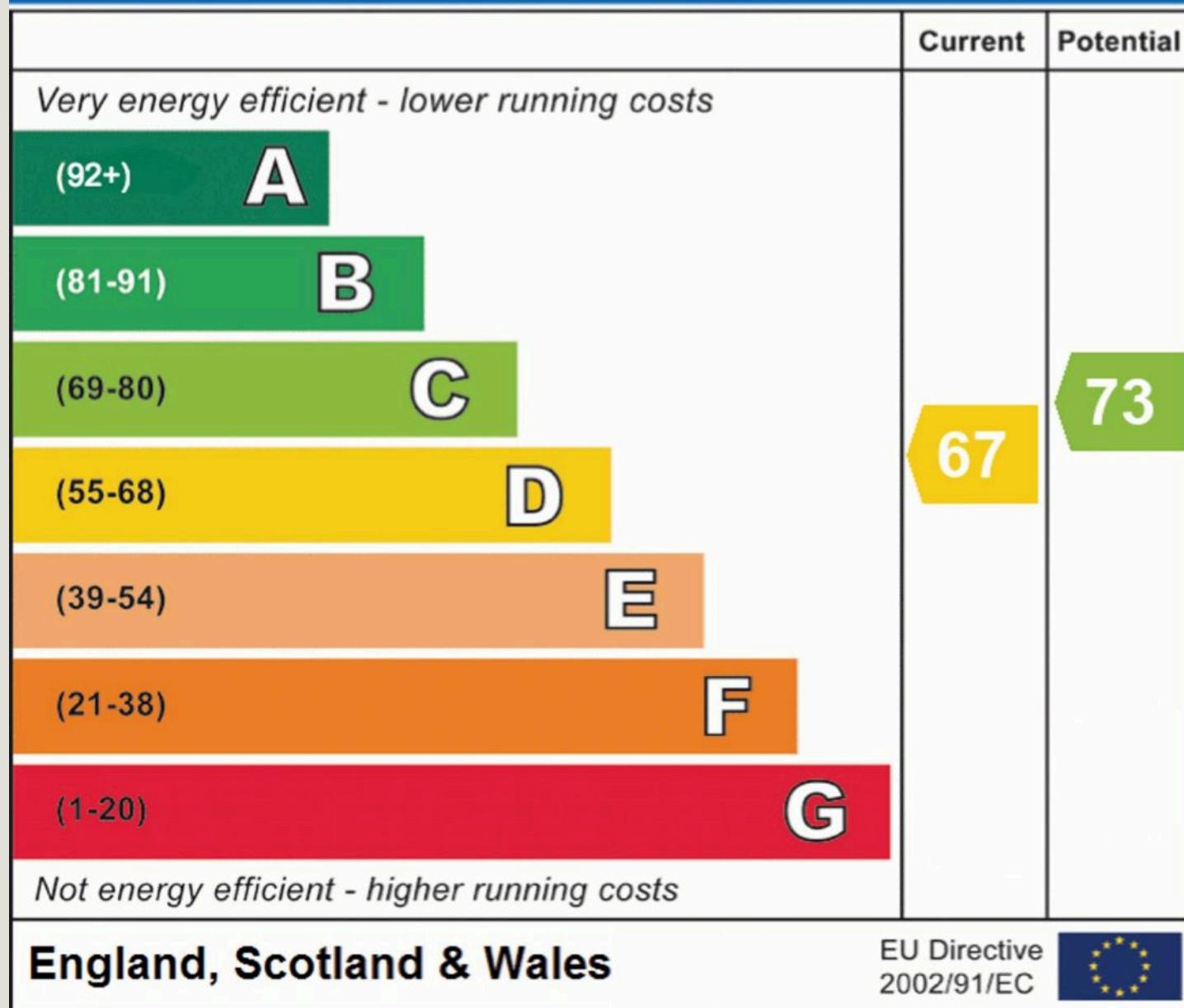
### Services

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 and Other Payments

PK 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 PK 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.

# Energy Efficiency Rating





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