



HUNTERS

## Couplet Close

Cockermouth, CA13 0ZL

£490,000



- Executive Detached Family Home
- Beautiful Lounge with Multi Fuel Stove
- Five Bedrooms (Master En-Suite & Dressing Room)
- Off Road Parking & Detached Garage
- Viewing Imperative to Appreciate

- Immaculate Turn-Key Condition
- Modern Dining Kitchen and Utility Room
- Four Piece Family Bathroom
- Beautifully Landscaped Rear Garden
- EPC - B

# Couplet Close

Cockermouth, CA13 0ZL

£490,000



Welcome home! This outstanding five bedroom detached home has been finished and upgraded to exacting standards and is everything the modern family would require, situated nicely on the doorstep of the Lake District National Park. Internally the property boasts a spacious lounge with multi-fuel stove, an open plan dining kitchen complete with beautiful INFINITI quartz worksurfaces, five bedrooms with the master benefitting a dressing room and en-suite. Stepping outside you have a private and beautifully landscaped rear garden including a bespoke veranda. The upgrades don't end here, the property also boasts a solar panel with battery storage facility, a solar water heating system and security alarm system. A viewing comes highly recommended to appreciate this fantastic family home.

The three storey accommodation briefly comprises hallway, lounge, dining kitchen, utility room and WC/cloakroom to the ground floor. The first floor has a landing, master bedroom suite with separate dressing room and en-suite shower room, two further bedrooms and family bathroom whilst on the second floor there is a landing, two bedrooms and shower room. Externally the property has off road parking to the front with detached single garage to the side and a landscaped rear garden. Gas central heating and double glazing throughout. EPC - B and Council Tax Band - F.

Located within a newly constructed and highly sought after development on the outskirts of Cockermouth, the convenience of this location is perfect. Within Cockermouth itself, which can be walked in around 10 minutes, you have an array of local shops, supermarkets and conveniences for every-day living, including highly reputable schools. The A595 is minutes away which provides direct access right through Western Cumbria linking the Carlisle through to Cockermouth, Whitehaven down to Barrow-In-Furness. The A66 provides direct access to Keswick and Penrith and further toward the North East of England.

## HALLWAY

Entrance door from the front with double glazed windows to either side of the door, internal doors to the lounge, dining kitchen and WC/cloakroom. Stairs to the first floor with under-stairs storage cupboard. Radiator.

## LOUNGE

24'2" x 11'7" (7.37m x 3.53m)

Feature multi fuel stove set within the chimney breast, with hearth and mantle. Double glazed window to the front aspect and double glazed patio doors to the rear garden. Two radiators.

## DINING KITCHEN

24'2" x 10'5" (7.37m x 3.18m)

Modern gloss fitted kitchen with base, wall and drawer units with INFINITI quartz worksurface and upstands above. Integrated eye-level double oven and grill with integrated microwave above. Five burner gas hob with designer extractor hood over. Integrated fridge freezer and integrated dishwasher. One and a half bowl stainless steel sink with mixer tap. Double glazed window to the front aspect and double glazed window to the rear aspect. Radiator, recessed spotlights, tiled splashbacks, tiled floor and internal door to the utility room.

## UTILITY ROOM

Fitted base and wall units with INFINITI quartz worksurface and upstand above. Space and plumbing for washing machine, wall mounted gas boiler, vertical radiator, tiled floor, double glazed window to the rear aspect and external door to the garden.

## WC/CLOAKROOM

Two piece suite comprising WC and wash hand basin. Radiator, tiled floor and part tiled walls.

## LANDING

Stairs up from the ground floor with further staircase to the second floor. Internal doors to three bedrooms and bathroom. Storage cupboard providing shelved storage, also housing the water cylinder and solar water heating system. Radiator and double glazed window to the front aspect.

## MASTER BEDROOM

12'5" x 10'6" (3.78m x 3.20m)

Double bedroom complete with radiator and double glazed window to the front aspect. Internal door to the master dressing room.

## MASTER DRESSING ROOM

10'6" x 4'5" (3.20m x 1.35m)

Fitted open wardrobes with shelving over. Internal door to the master en-suite shower room.

## MASTER EN-SUITE

7'5" x 6'5" (2.26m x 1.96m)

Three piece suite comprising WC, wash hand basin and shower enclosure with mains shower including rainfall shower head. Part tiled walls, tiled floor, recessed spotlights, extractor fan, chrome towel rail and obscured double glazed window.

## BEDROOM TWO

13'4" x 11'8" (4.06m x 3.56m)

Double bedroom complete with radiator and double glazed window to the front aspect.

## BEDROOM THREE

10'3" x 8'2" (3.12m x 2.49m)

Single bedroom complete with radiator and double glazed window to the rear aspect. Currently used as a work from home office and dressing room.

## FAMILY BATHROOM

10'5" x 6'5" (3.18m x 1.96m)

Four piece suite comprising WC, wash hand basin, bath with hand shower attachment and shower enclosure with mains shower including rainfall shower head. Part tiled walls, tiled floor, recessed spotlights, extractor fan, chrome towel rail and obscured double glazed window.

## LANDING

Stairs up from the first floor with internal doors to two bedrooms and shower room. Storage cupboard.

## BEDROOM FOUR

14'2" x 11'8" (4.32m x 3.56m)

Double bedroom complete with radiator and double glazed window to the front aspect.

## BEDROOM FIVE

14'2" x 10'0" (4.32m x 3.05m)

Double bedroom complete with radiator and double glazed window to the front aspect.

## SHOWER ROOM

Three piece suite comprising WC, wash hand basin and shower enclosure with mains shower. Part tiled walls, tiled floor, extractor fan, chrome towel rail and double glazed Velux window.

## DETACHED GARAGE

Detached single garage complete with electric roller door to the front driveway and pedestrian access door to the rear garden. Power and lighting internally.

## EXTERNAL

To the front of the property is a block-paved driveway providing off road parking for three vehicles. Access gates to both sides of the property to the rear garden. The rear garden has been beautifully landscaped to include a paved seating area with bespoke glass veranda, further paved seating area, lawned and gravelled gardens. Throughout the garden there are borders with young and mature trees and shrubs. External cold water tap at the rear.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - reclusive.hoot.racetrack

## Floorplan





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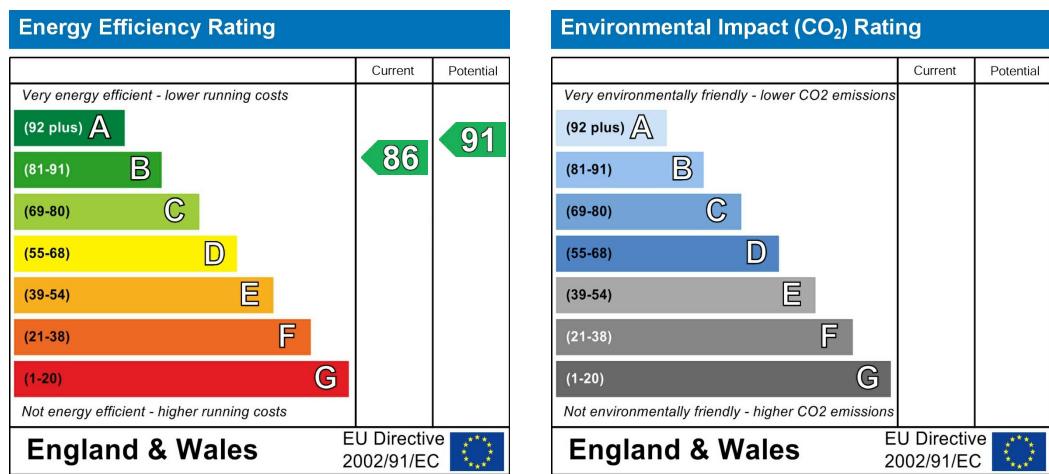
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## Energy Efficiency Graph



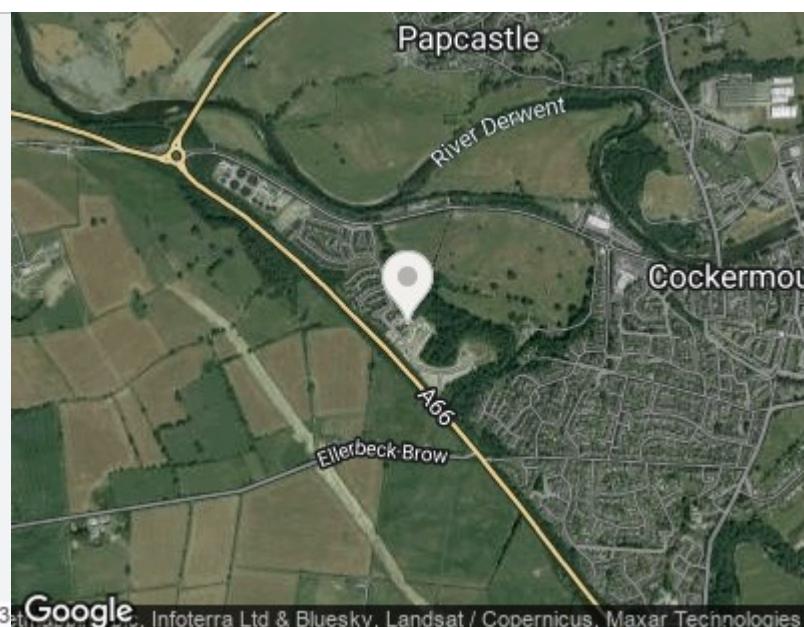
## Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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