



17 Laureates Lane, Cockermouth, CA13 0HY

Guide Price £395,000

PFK

17 Laureates Lane

The Property:

Step into this stunning four bedroom, two bathroom detached house, designed for modern family living. The home welcomes you with a bright, airy hallway featuring contemporary tiled flooring and a warm, carpeted staircase. The spacious open plan living area seamlessly flows into the dining space, both flooded with natural light from large windows and bi-fold doors that lead directly to the garden. The stylish kitchen boasts sleek grey cabinetry, integrated appliances, and ample workspace, while a dedicated utility room with integrated washing machine and dryer adds everyday convenience. Each bedroom is generously sized, with the principal bedroom enjoying a stylish ensuite shower room.

Enjoy a wealth of additional features that make this property truly special. The beautifully landscaped garden offers a sun soaked patio, and large lawn - ideal for entertaining and family gatherings. Secure offroad parking is provided by a large driveway and integral garage. Modern bathrooms feature walk-in showers, a bath tub, and contemporary fixtures, adding a touch of luxury. With its welcoming atmosphere, abundant space, and thoughtful design throughout, this home is perfect for growing families - early viewing is highly recommended as properties of this calibre are rarely available.





17 Laureates Lane

Location & Directions:

Enjoying a superb location on a popular residential estate on the outskirts of Cockermouth. The property is ideally located for easy access to the A66 for commuting to the west coast employment centres and is within only a short walk to Cockermouth town centre.

Directions

The property can be found under postcode CA13 0HY

- 4 bed detached family home
- Social living-dining & kitchen
- Ensuite & family bathroom
- Large plot with garage & ample parking
- Front & rear gardens
- EPC rating B
- Council Tax: Band E
- Tenure: Freehold



ACCOMMODATION

Hallway

11' 0" x 6' 7" (3.36m x 2.00m)

Accessed via composite door with double glazed inserts, stairs to first floor landing, built in understairs storage cupboard, tiled flooring.

Cloakroom/WC

5' 7" x 4' 1" (1.69m x 1.24m)

Downstairs cloakroom with WC and wash hand basin, tiled walls and floor.

Living Room

18' 8" x 11' 7" (5.70m x 3.53m)

A delightful, well proportioned light and airy front aspect room with modern bay style window, points for TV, and double wooden doors leading to the dining room.

Dining Room

13' 6" x 12' 9" (4.11m x 3.88m)

Light and airy rear aspect room with bi-fold doors opening onto the rear garden, blurring the boundaries between internal and external spaces. Comfortably able to accommodate a 10 person dining table, with internal door leading to kitchen making this whole area incredibly social and family friendly.

Kitchen

12' 8" x 10' 11" (3.85m x 3.34m)

Rear aspect room fitted with a range of base and wall units in a contemporary grey shaker style finish and complementary white stone countertops and upstand. 1.5 bowl stainless steel sink with mixer tap, five burner countertop mounted gas hob with extractor fan over, separate electric oven and grill. Integral dishwasher, fridge and freezer, tiled flooring.



Utility Room

5' 10" x 5' 8" (1.79m x 1.72m)

Light stone countertop and dove grey shaker style storage unit, points for undercounter washer and dryer, tiled flooring, integral access to garage.

Garage

20' 4" x 10' 0" (6.20m x 3.05m)

Substantial, integral single garage with power, lighting, up and over door, and rear door leading to garden.

FIRST FLOOR LANDING

8' 4" x 3' 9" (2.54m x 1.14m)

Built in storage cupboard, loft access via hatch.

Bedroom 1

15' 11" x 11' 8" (4.85m x 3.55m)

Front aspect room with fitted wardrobes, point for TV, and ensuite.

Ensuite Shower Room

3' 3" x 7' 6" (0.99m x 2.28m)

Walk in shower cubicle with mains powered shower, WC and wash hand basin, tiled walls and floor, heated towel rail.

Bedroom 2

13' 3" x 8' 10" (4.04m x 2.68m)

Front aspect light and airy, spacious double bedroom with built in storage cupboard.

Bedroom 3

11' 2" x 8' 1" (3.41m x 2.47m)

Rear aspect double bedroom.

Bedroom 4

8' 9" x 7' 0" (2.66m x 2.13m)

Rear aspect large single bedroom.





Family Bathroom

7' 4" x 6' 3" (2.23m x 1.91m)

Rear aspect room comprising three piece suite with mains powered shower over bath, WC and wash hand basin. Tiled walls and floor, heated towel rail.

EXTERNALLY

Front Garden

Large lawned front garden.

Rear Garden

Substantial patio area with external tap, steps lead up to a large sun trap lawned garden.

Garage

Single Garage

Integral single garage.

Driveway

3 Parking Spaces

Driveway parking for three cars.







Floor 0



Floor 1

Approximate total area⁽¹⁾

1460 ft²

135.8 m²

(1) Excluding balconies and terraces

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

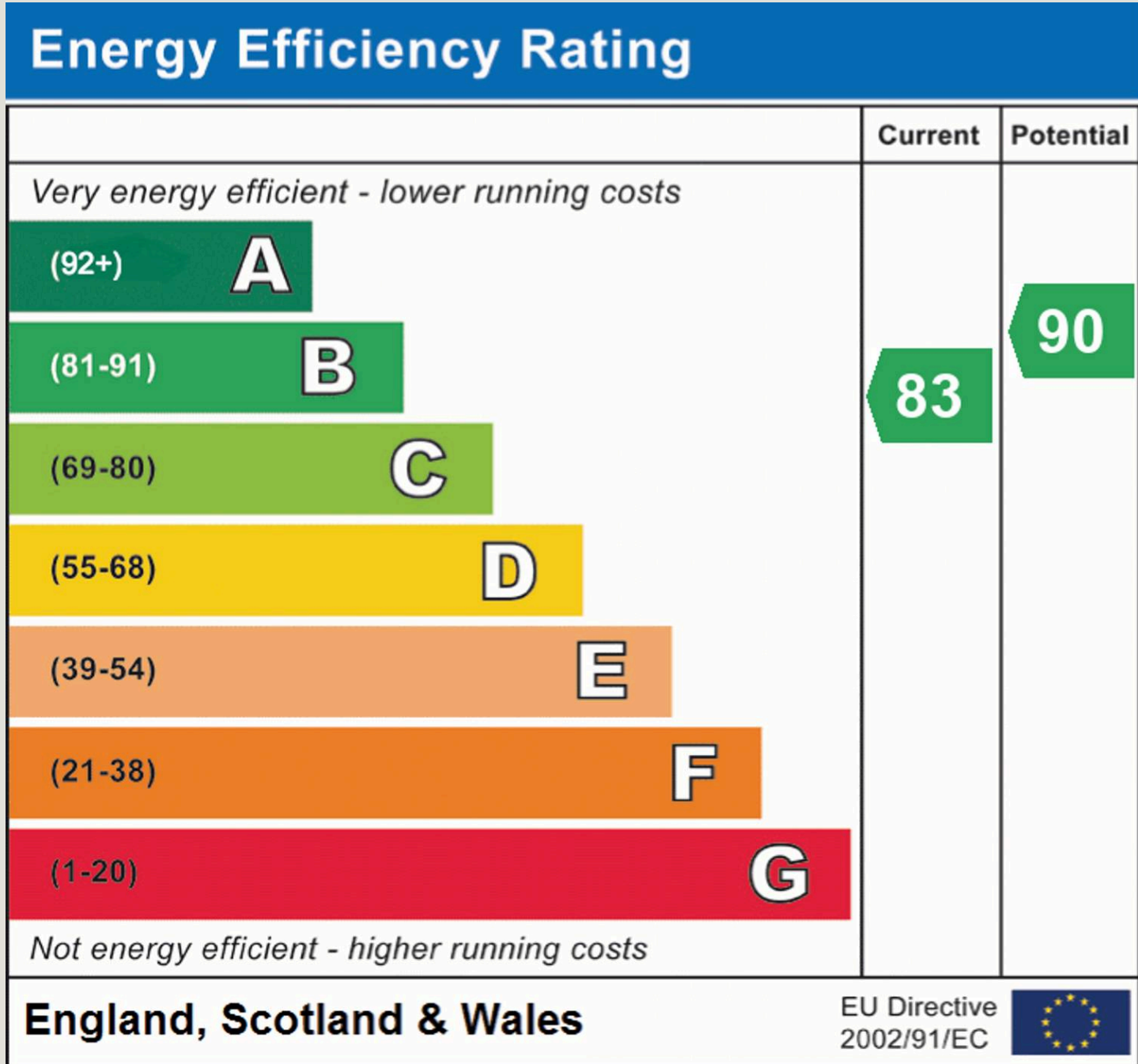
Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed. 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

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- 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.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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