



4 Rydal Drive, Cockermouth, CA13 9BL

Guide Price **£315,000**

PFK

4 Rydal Drive

The Property:

4 Rydal Drive is a beautifully presented three bedroom detached house, which has undergone a full renovation by the current owners and enjoys a delightful quiet position in a cul-de-sac within a family friendly, sought after estate. Enjoying spacious living areas - an open plan lounge/dining room forms the focal part of the home and provides an excellent area for entertaining, family gatherings or a sociable way of living, a contemporary kitchen with fitted appliances and tasteful shaker style cabinets, three well proportioned bedrooms and a modern shower room are all presented to an extremely high standard - ready for you to move in and start living.

This home is designed with family living in mind, offering a practical utility room with ample storage and a cleverly organised layout to keep everyday life running smoothly. Enjoy the outdoors with a beautifully landscaped rear garden, complete with a paved patio ideal for summer barbeques and a lush lawn surrounded by mature plants. Parking is never an issue, with an integral garage, spacious driveway, and offroad parking. With its combination of modern comforts, elegant finishes, and inviting garden spaces, this property is sure to be popular - early viewing is highly recommended.





4 Rydal Drive

Location & Directions:

Situated within a quiet cul-de-sac on the ever popular Gable Avenue, enjoying an edge of town location yet only a short drive or walk to Cockermonth 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 Cockermonth's leisure centre and swimming pool.

Directions

The property can be found under postcode CA13 9BL



- Immaculate three bed detached
- Fully renovated, modern kitchen & shower room
- Popular family friendly estate
- Integral garage & private garden
- Well proportioned rooms
- EPC rating D
- Council Tax: Band C
- Tenure: Freehold

ACCOMMODATION

Hallway

14' 3" x 6' 4" (4.34m x 1.92m)

Stairs to first floor landing, point for telephone and broadband.

Living Room

14' 1" x 12' 5" (4.30m x 3.78m)

Front aspect room with gas fired stove, tiled fireplace and granite hearth, point for TV, archway access to dining area.

Dining area

9' 7" x 9' 7" (2.91m x 2.91m)

Rear aspect room with space for a 6 person dining table.

Kitchen

9' 7" x 9' 3" (2.91m x 2.82m)

Rear aspect room fitted with a contemporary shaker style kitchen in white and complementary wood effect countertops. 1.5 bowl stainless steel sink with drainage board and mixer tap, 4 burner countertop mounted ceramic hob with extractor fan over, separate electric oven and grill, integral slimline dishwasher, integral fridge, understairs pantry cupboard.

Cloakroom/WC

4' 11" x 2' 7" (1.51m x 0.80m)

WC, wash hand basin, tiled walls and floor.

Utility Room

9' 0" x 5' 11" (2.75m x 1.80m)

Granite effect countertop, point for free standing fridge freezer, plumbing for undercounter washing machine.

Tiled floor, access to integral garage, UPVC double glazed door giving access to garden.



Garage

16' 1" x 9' 4" (4.90m x 2.85m)

Integral single garage with up and over door, power and lighting.

FIRST FLOOR

Bedroom 1

11' 5" x 9' 10" (3.49m x 2.99m)

Rear aspect double bedroom with built in double storage cupboard.

Bedroom 2

12' 6" x 10' 10" (3.81m x 3.29m)

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

Bedroom 3

9' 4" x 8' 3" (2.84m x 2.52m)

Front aspect bedroom with views towards the Lake District fells, built in storage cupboard.

Shower Room

7' 5" x 5' 7" (2.26m x 1.69m)

Rear aspect room comprising three piece suite; walk in shower cubicle with mains power shower, WC and wash hand basin with built in storage units. Tiled walls, heated towel rail.





EXTERNALLY

Garden

Lawned front garden.

Rear Garden

A delightful and private rear garden with patio seating area, lawn and mature flower beds.

Garage

Single Garage

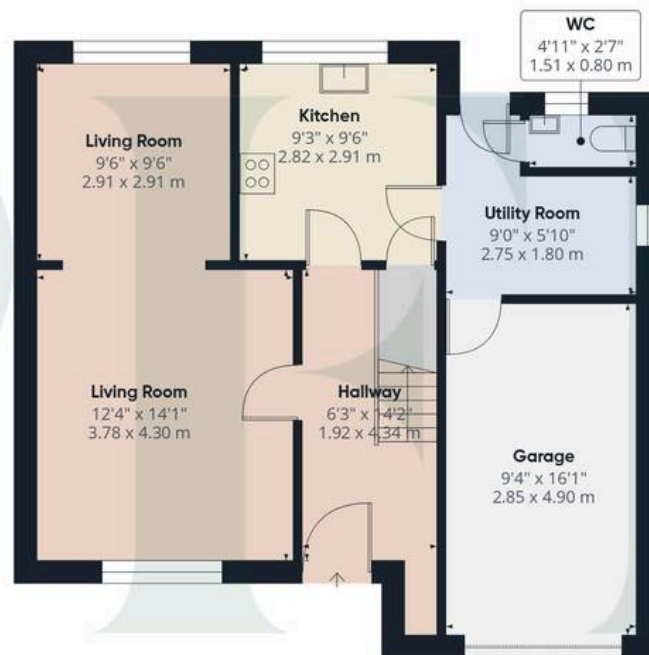
Integral garage with up and over door.

Driveway

2 Parking Space

Driveway parking for two cars.

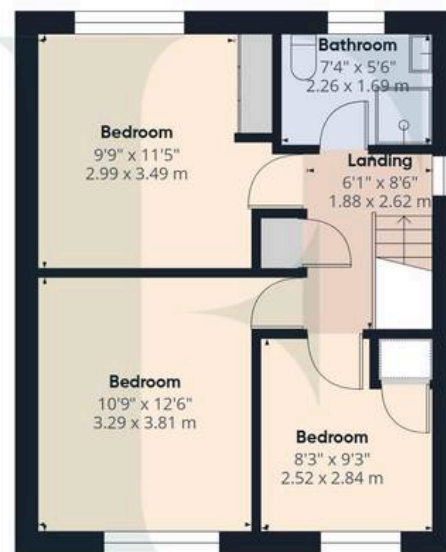




Floor 0

Approximate total area⁽¹⁾

1110 ft²
103 m²



Floor 1



(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.

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ADDITIONAL INFORMATION

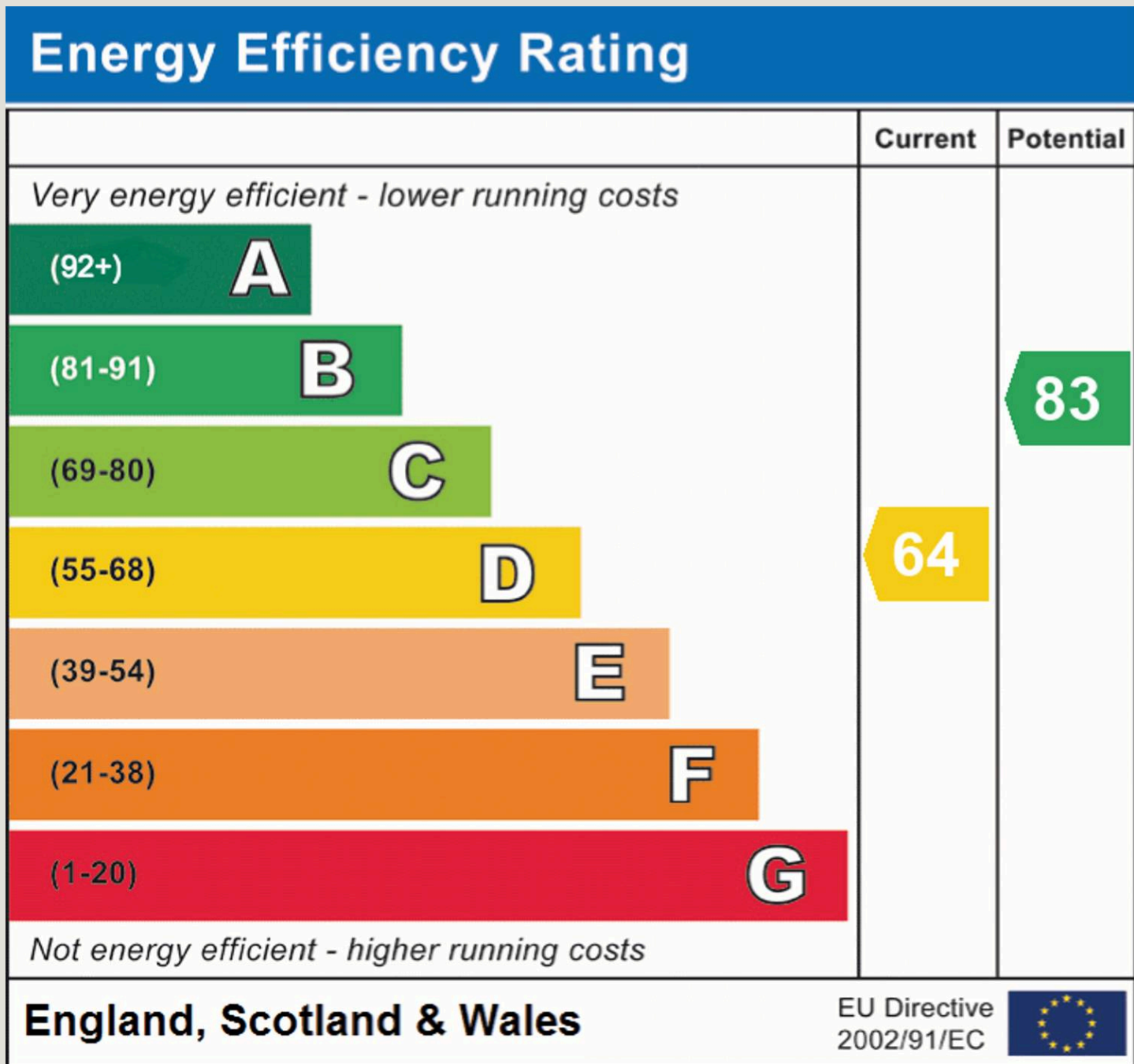
Services

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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