

Cumbrian Properties

Croft View, 10 The Croft, Warcop



Price Region £250,000

EPC-

Semi-detached property | Conservatory
1 reception | 3 double bedrooms | 2 bathrooms
Double driveway & no-through road | Countryside views

01768 867788
Corney Square, Penrith CA11 7PX

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ CROFT VIEW, 10, THE CROFT, WARCOP

This well presented, spacious, three bed semi-detached property boasts three generously sized double bedrooms, a large and inviting lounge perfect for family living, a bright rear conservatory offering stunning views to the countryside and additional space to relax or entertain. Outside, the property benefits from a double driveway with a garage, providing ample parking. This property is ideal for a growing family or equally as a buy to let investment. This house has triple glazed windows throughout, oil central heating and sits on a no-through road in the sought-after village of Warcop.

The triple glazed and central heated accommodation with approximate measurements briefly comprises:

Entrance via glazed wooden door with access to the entrance vestibule.

ENTRANCE VESTIBULE Glazed wooden door to the entrance hallway.

ENTRANCE HALLWAY Radiator, staircase to the first floor, doors to the lounge, dining kitchen, understairs storage cupboard and access to the rear hallway.

LOUNGE (15' x 14') Window to the front, radiator, coal effect gas fire and marble fireplace, coving to the ceiling.



LOUNGE

DINING KITCHEN (14'6 x 10) Fitted kitchen incorporating double sink unit with mixer tap, electric hob with double oven below and extractor hood above, integrated fridge/freezer and integrated dishwasher. Tiled splashbacks, radiator, ceiling spotlights. windows to the front, frosted window to the side, sliding doors to the conservatory.



3/ CROFT VIEW, 10, THE CROFT, WARCOP

CONSERVATORY (12' x 10') Surrounding windows, door to the patio, wood panelled vaulted ceiling and radiator.



CONSERVATORY

REAR HALLWAY Doors to the garage, cloakroom and the utility room.

GARAGE (17'1 x 10') Manual sliding door.

CLOAKROOM Two piece suite comprising sink unit with mixer tap and W/C. Tiled splashbacks, partially tiled walls and a radiator.

UTILITY ROOM (10' x 8') Housing the boiler, mixture of wall and base units with fitted worktops and stainless steel sink unit with mixer tap. Partially tiled splashback, space and plumbing for washing machine, tumble dryer and fridge/freezer. Radiator, window and door to the rear.



CLOAKROOM



UTILITY ROOM

FIRST FLOOR

LANDING Doors to all bedrooms, bathroom, file room and storage cupboard

4/ CROFT VIEW, 10, THE CROFT, WARCOP

BEDROOM 1 (14' x 13') Window to the side, radiator, fitted wardrobes and door to the en-suite.



BEDROOM 1

BEDROOM 1 EN-SUITE Three piece suite comprising W/C, sink and vanity unit, walk-in shower. Tiled splashbacks and tiled walls, ceiling spotlights, frosted window to the side.



BEDROOM 1 EN-SUITE

BEDROOM 2 (14' max x 10') Two windows to the rear, radiator, fitted wardrobes and fitted floating cupboards.



BEDROOM 2

5/ CROFT VIEW, 10, THE CROFT, WARCOP

BEDROOM 3 (13' x 10') Window to the rear, radiator and fitted cupboards.



BEDROOM 3

BATHROOM Three piece suite comprising W/C, sink and vanity unit, panelled bath and shower above. Radiator, tiled splashbacks and Velux window. .



BATHROOM

OUTSIDE Spacious driveway to the front for two vehicles, wraparound garden with mature plants and shrubs, partially lawned and paved. To the rear, is a wooden shed, mature plants and shrubs, lawned area and patio area.



FRONT OF THE PROPERTY



SIDE GARDEN

6/ CROFT VIEW, 10, THE CROFT, WARCOP



REAR GARDEN



GARDEN VIEWS

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

EPC GRAPH TO
FOLLOW