

Cumbrian Properties

7 Sycamore Close, Appleby



Price Region £250,000

EPC-B

Semi-detached | Historic market town location
1 reception | 4 bedrooms | 2 bathrooms
2 parking spaces | Low maintenance gardens

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2/ 7 SYCAMORE CLOSE, APPLEBY

An exciting opportunity to acquire an immaculately presented four bedroom semi-detached house situated on a quiet road within the popular Story Homes Estate. This stunning property provides flexible accommodation arranged over three floors briefly comprising entrance hallway, kitchen/diner, spacious living room and WC. To the first floor are three bedrooms (two of which are good sized double rooms) and a stylish bathroom. The second floor provides a superb Master bedroom with en-suite and ample room for a dressing area and wardrobes. Externally there are two parking spaces at the front with side access to a fully enclosed rear garden.

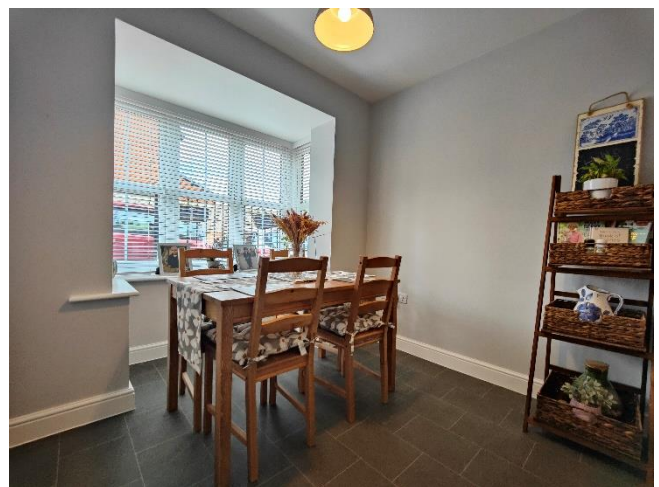
The accommodation with approximate measurements briefly comprises:

Entry via part glazed UPVC door into entrance hallway.

ENTRANCE HALLWAY Radiator, understairs storage cupboard, staircase to the first floor and doors to kitchen, lounge and WC.

WC Part tiled walls, low level WC, corner wash hand basin, radiator, vinyl flooring and frosted window to the front.

KITCHEN/DINER (18' including bay window x 8'6) Modern high gloss white wall and base units with complementary wood effect worksurfaces, under unit lighting and a 1.5 bowl stainless steel unit with drainer and mixer tap. Integrated appliances including eye level oven, four burner gas hob, extractor fan and fridge/freezer. Plumbing for washing machine and dishwasher. Dining area with bay window to the front, radiator and vinyl flooring.



KITCHEN/DINER

3/ 7 SYCAMORE CLOSE, APPLEBY

LOUNGE (17' x 15'9) A beautiful rear aspect room which is deceptively generous in size with patio doors to the rear garden, radiator and two velux windows.



LOUNGE

FIRST FLOOR LANDING Airing cupboard, stairs to the second floor and doors to three bedrooms and bathroom.

BEDROOM 2 (13'5 x 8'6) Double bedroom with UPVC double glazed window to the rear (with recess which is ideal for wardrobes).



BEDROOM 2

BEDROOM 3 (12'6 x 8'2) Double bedroom with radiator and UPVC double glazed window to the front.



4/ 7 SYCAMORE CLOSE, APPLEBY

FAMILY BATHROOM (7'3 x 5'7) Modern bathroom suite briefly comprising bath with shower/fitted shower screen over, wash hand basin and low level WC. Part tiled walls, radiator, vinyl flooring and double glazed window to the front.



FAMILY BATHROOM

BEDROOM 4 (10'2 x 6'7) Radiator and UPVC double glazed window to the rear.



BEDROOM 4

SECOND FLOOR

MASTER BEDROOM (21'4 x 12'2) A superb dual aspect room with radiator, and two velux windows to the rear. Ample space for wardrobes, dressing area and further units. Door to en-suite shower room.

EN-SUITE SHOWER ROOM Fully tiled shower cubicle, low level WC, wash hand basin, velux window, boiler cupboard with additional storage space, radiator and vinyl flooring.



MASTER BEDROOM

OUTSIDE Two paved parking spaces to the front of the property and a small paved area with low level wall and railings complement the stylish frontage of the property. A pathway accessed via wooden gate at the side provides access to a fence enclosed low maintenance rear garden with raised flagged patio, gravel area and steps down to a low level lawn with flower borders and outside tap.





TENURE Freehold. A service charge of £105 per annum for maintenance of the roads.

COUNCIL TAX To be confirmed

LOCATION – Appleby is an historic market town located just 14 miles south-east of Penrith and J40 of the M6. The A66 bypasses the town and gives good access to the north and also to the A1 at Scotch Corner. The town is served by a variety of small supermarkets, general shops, schools, numerous sports clubs and a railway station on the scenic Settle to Carlisle line. Sycamore Close is part of Story Homes’ stylish development of quality properties.

DIRECTIONS – From Penrith take the A66 to Appleby, coming onto the slip road and at the junction turning left. Follow the road under the railway bridge and continue driving along the Sands. Proceed to the brow of the hill, down past the Royal Oak on the left, and take the left hand turn. Upon entering Orchard Place follow the road along Goldington Drive, bending to the right then take the next left. Take the next right into Sycamore Close then follow the road around and take the following left, where the property is located on the left hand side.

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.

