

Cumbrian Properties

6 Woodland Way, Culgaith



Price Region £275,000

EPC-B

Semi-detached house | Eden Valley village location

1 reception | 3 bedrooms | 2 bathrooms

Corner plot | Drive and generous gardens

01768 867788

Corney Square, Penrith CA11 7PX

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

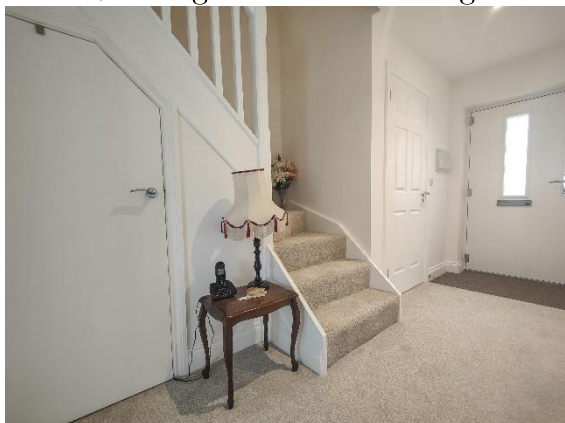
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Located in a quiet cul-de-sac within a modern development on the fringe of the ever popular Eden Valley village of Culgaith is this beautiful three bedroom semi-detached house occupying a wonderful corner plot. This property is less than 2 years old and remains in fantastic condition throughout. The light filled and generously proportioned accommodation, with underfloor heating to the ground floor, briefly comprises of entrance hall, cloakroom, lounge and dining kitchen. To the first floor are two double bedrooms, a small third bedroom/office, family bathroom and en-suite shower room to the Master bedroom. The property occupies an enviable position within the cul-de-sac with a block paved driveway and generous gardens to the rear and side offers huge potential for extending or building a garage/workshop (subject to planning consents). Woodland Way forms part of an attractive residential estate within the village nestling into the Eden Valley countryside approximately 8 miles from Penrith and close to the Lake District National Park.

The accommodation with approximate measurements briefly comprises:

Entry via double glazed door into entrance hall.

ENTRANCE HALL Staircase to the first floor, understairs storage cupboard and doors to cloakroom, dining kitchen and lounge.



ENTRANCE HALL

CLOAKROOM Low level WC, wash hand basin with tiled splashback and UPVC double glazed window to the front.

LOUNGE (16'10 x 11'6) UPVC double glazed window to the front.



LOUNGE

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DINING KITCHEN (19'7 x 11'2) A range of wall and base units, complementary worksurfaces, a 1.5 bowl sink with drainer and mixer tap, built in oven, microwave and electric hob with extractor above. Integrated dishwasher and fridge/freezer, plumbing for washing machine. Open plan onto the dining area with ample space for dining table and chairs, UPVC double glazed window to the rear and UPVC double glazed French doors opening onto the rear garden.



DINING KITCHEN

FIRST FLOOR LANDING Loft access, radiator, built in storage cupboard and doors to bedrooms and bathroom.



LANDING

BATHROOM A white suite comprising of bath with shower over, low level WC and wash hand basin. Tiled flooring, part tiled walls, radiator and UPVC double glazed window to the front.

BEDROOM 1 (12'5 x 11'4) UPVC double glazed window to the front, radiator and door to en-suite shower room.



BEDROOM 1

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EN-SUITE SHOWER ROOM Shower cubicle, low level WC, wash hand basin, tiled splashbacks, tiled flooring and UPVC double glazed window to the side.



EN-SUITE SHOWER ROOM

BEDROOM 2 (11'2 x 10'8) UPVC double glazed window to the rear and radiator.

BEDROOM 3 (8'6 x 7') UPVC double glazed window to the rear and radiator.



BEDROOM 2



BEDROOM 3

OUTSIDE To the front of the property is a block paved driveway and lawned garden. Lawned side garden and gated access around to the enclosed rear lawned garden with paved patio seating area and garden shed.



FRONT AND SIDE GARDENS

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REAR GARDEN

DIRECTIONS – from Penrith proceed on the A66 and take the left turn signposted for Culgaith and Temple Sowerby. Follow the sign for Culgaith and take the first left turn. Turn right into the entrance for Otters Holt and Woodland Way is the first turning on the left.

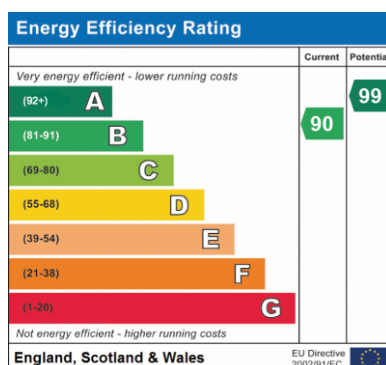
NOTES -

HEATING SYSTEM – the home is heated by an environmentally friendly energy sufficient Samsung and Joule air source heating system featuring underfloor heating to the ground floor and radiators to the first floor with thermostatic control panels in each room. The home is insulated to modern standards and comes with double glazing which both contribute to keeping the heating costs down.

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band C

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