

Cumbrian Properties

22 Dukes Meadow, Hutton Roof



Price Region £230,000

EPC-

Freehold lodge | Sold as seen
Open plan living | 3 bedrooms | 1 bathroom
Decked area, garden & parking | Views over the pond

01768 867788
Corney Square, Penrith CA11 7PX

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

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An exciting opportunity to own a three bedroom Freehold lodge overlooking the Pond with great views situated in this popular area close to Greystoke. The UPVC double glazed and electric heated accommodation, which is offered for sale in excellent decorative order throughout, briefly comprises entrance hall, open plan living/dining/kitchen with integrated appliances and French doors opening onto the rear patio enjoying lovely views across the pond and fields, three bedrooms, en-suite cloakroom and bathroom. The lodge has lawned gardens to three sides, decked seating area and parking. The property is sold as seen and with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC double glazed front door into entrance hall.

ENTRANCE HALL Wall mounted electric heater, Karndean wood effect flooring, double storage cupboard and doors to all rooms.

OPEN PLAN LIVING/DINING/KITCHEN (19'6 max x 19'4 max)

DINING LOUNGE AREA Two sets of UPVC double glazed French doors to the rear decked area, three UPVC double glazed windows, Karndean wood effect flooring and electric storage heater.

KITCHEN AREA Fitted kitchen incorporating a stainless steel single drainer sink with mixer tap and four ring electric hob with extractor hood above and oven below. Integrated appliances including microwave, washing machine, dishwasher, fridge and freezer. UPVC double glazed window and Karndean wood effect flooring.



OPEN PLAN LIVING/DINING/KITCHEN

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OPEN PLAN LIVING/DINING/KITCHEN

BATHROOM (7'9 x 6') Three piece suite comprising shower above panelled bath, low level WC and vanity unit wash hand basin. Towel rail radiator, part tiled walls, panelled ceiling, vinyl flooring and UPVC double glazed frosted window.



BATHROOM

MASTER BEDROOM (11'3 max x 9'9 max) UPVC double glazed window, wall mounted electric heater, panelled ceiling and oak door to the en-suite cloakroom.



MASTER BEDROOM

EN-SUITE CLOAKROOM Two piece suite comprising low level WC and vanity unit wash hand basin. Part tiled walls, chrome towel rail radiator, vinyl flooring, panelled ceiling and UPVC double glazed frosted window.

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EN-SUITE CLOAKROOM

BEDROOM 2 (12' x 7'7) UPVC double glazed window, wall mounted electric heater and panelled ceiling.



BEDROOM 2

BEDROOM 3 (9'9 max x 7'7 max) UPVC double glazed window, wall mounted electric heater and panelled ceiling.



BEDROOM 3

OUTSIDE The lodge sits in a generous plot with lawned gardens to the front and sides and a generous decked seating area with views over the pond towards the open countryside.

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REAR & DECKING



REAR DECKING



EXTERNAL



VIEW



VIEW



EXTERNAL



POND

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TENURE We are informed the tenure is Freehold. Management fees £950 per annum (this can vary if there are any maintenance issues).

COUNCIL TAX We are informed the property is in tax band B. Currently on small business rates.

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.