

# Cumbrian Properties

## 36 Fawn Meadows, Greystoke



**Offers Over £600,000**

**EPC-C**

Detached house | Stunning family home  
2 receptions | 5 bedrooms | 3 bathrooms  
Impressive upgrades & quality fixtures and fittings

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## 2/ 36 FAWN MEADOWS, GREYSTOKE, PENRITH

An exciting opportunity to purchase a stunning, five bedroom, three bathroom, detached family home in the desirable village of Greystoke. Built in 2023 by Story Homes, this beautiful property has been transformed by the presented owners with high spec fixtures and fittings throughout, ethernet sockets in every room, quality flooring, an impressive media wall, fitted wardrobes and shelving to list just a few. This property provides generous proportioned accommodation throughout suitable for any growing family and briefly comprises entrance hall, cloakroom, office, lounge, impressive dining kitchen and utility room with access to the garage. To the first floor there are five well-proportioned bedrooms including two with en-suite facilities and a modern family bathroom. Externally the property has an enclosed rear garden and a driveway to the front providing parking for four cars. With nothing to do other than move in viewing is essential to fully appreciate the standard of accommodation on offer.

The accommodation with approximate measurements briefly comprises:

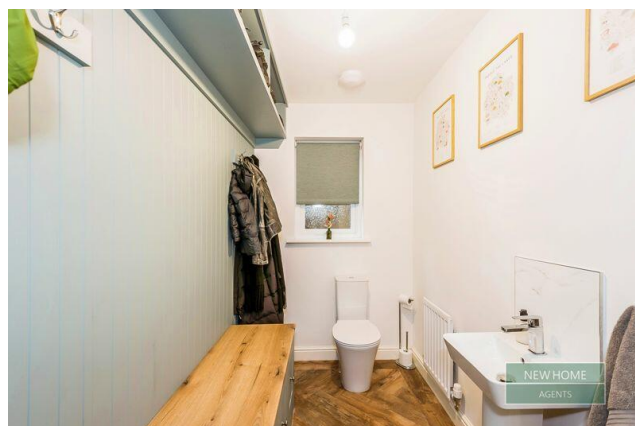
**Double glazed front door into entrance hall.**

**ENTRANCE HALL** Karndean flooring, staircase to the first floor, understairs storage cupboard and radiator. Doors to lounge, office, dining kitchen and cloakroom.

**CLOAKROOM** Two piece suite comprising low level WC and wash hand basin. UPVC double glazed window to the side, fitted shelving and shoe storage.



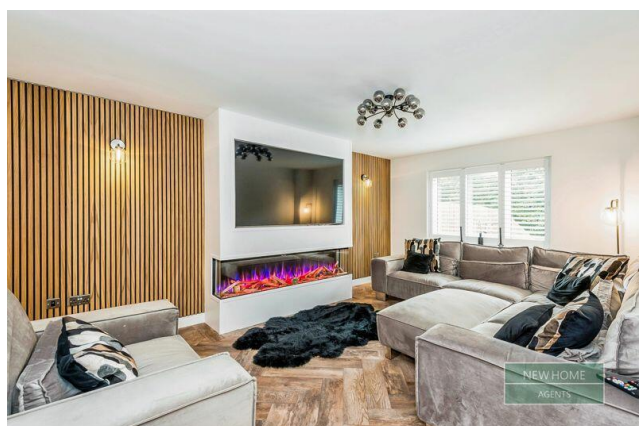
ENTRANCE HALL



CLOAKROOM

**OFFICE (8'4 x 8')** UPVC double glazed window to the front, radiator, fitted shelving and storage cupboards.

**LOUNGE (18' x 12')** UPVC double glazed window to the rear, radiator and media wall with built-in feature fire.



LOUNGE

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**KITCHEN AREA (12' x 11'5)** Fitted kitchen incorporating quartz worksurfaces, a one and a half bowl sink with mixer tap, double oven, integrated fridge freezer and integrated dishwasher. Island unit with induction hob and overhead extractor hood, and UPVC double glazed window to the rear.

**DINING AREA (17'8 x 11'8)** Door to utility room, two radiators and UPVC double glazed bi-folding doors to the garden.



DINING KITCHEN

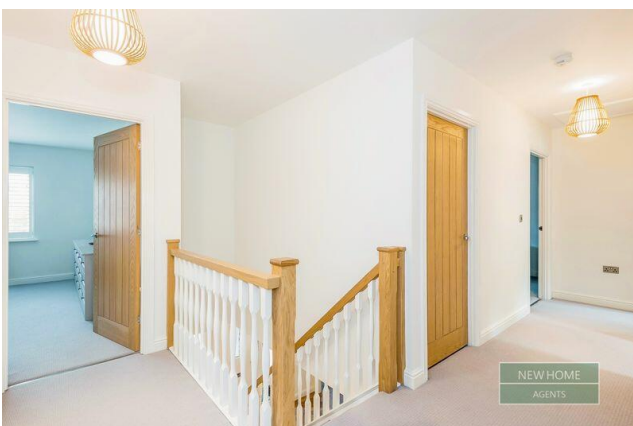
**UTILITY ROOM (12' x 6')** Fitted kitchen units with quartz worksurfaces incorporating a single bowl sink unit with mixer tap, integrated washing machine, radiator, UPVC double glazed door to the side and door to garage.



UTILITY ROOM

## **FIRST FLOOR**

**LANDING** Radiator, linen cupboard, access to the boarded loft with light via a loft ladder, doors to bedrooms and family bathroom.



LANDING

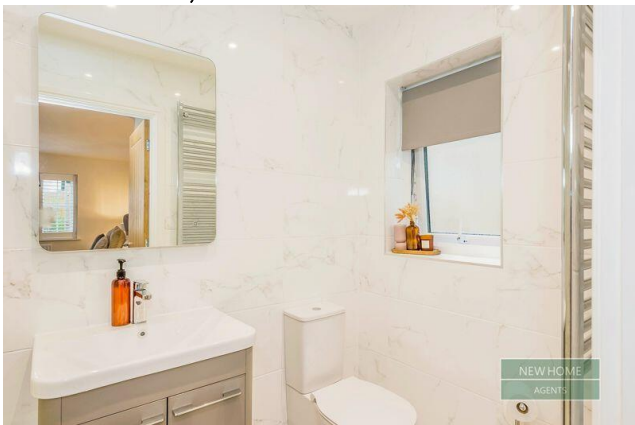
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**BEDROOM 1 (16' x 14'3)** Spacious bedroom with separate dressing area and en-suite shower room. Full range of fitted wardrobes and drawers, UPVC double glazed window to the front and radiator.



BEDROOM 1

**EN-SUITE SHOWER ROOM** Shower cubicle, vanity unit wash hand basin, low level WC, tiled floor, fully tiled walls, heated towel rail and UPVC double glazed window to the side.



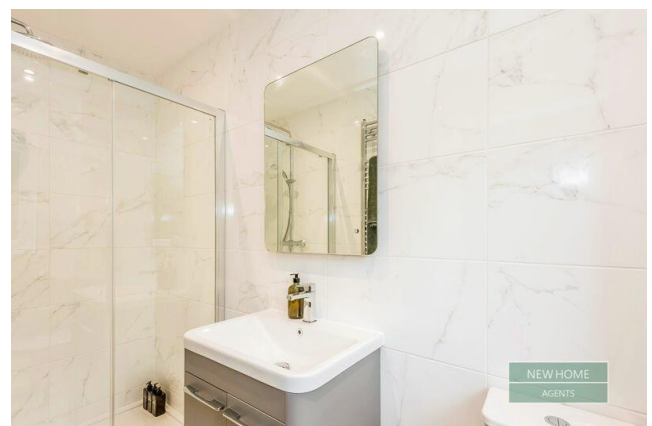
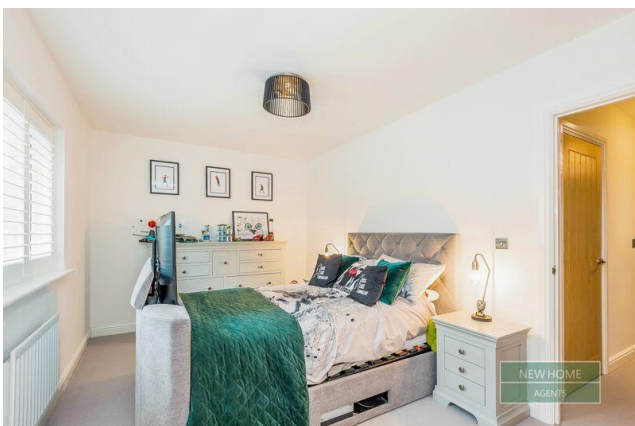
EN-SUITE SHOWER ROOM



DRESSING AREA

**BEDROOM 2 (14'4 x 9')** UPVC double glazed window to the rear, radiator and door to en-suite shower room.

**EN-SUITE SHOWER ROOM 2** Shower cubicle, vanity unit wash hand basin and low level WC. Tiled flooring, fully tiled walls, heated towel rail and UPVC double glazed window to the rear.



BEDROOM 2 & EN-SUITE

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**BEDROOM 3 (14'9 x 8')** UPVC double glazed window to the rear, radiator and built-in wardrobes.



BEDROOM 3



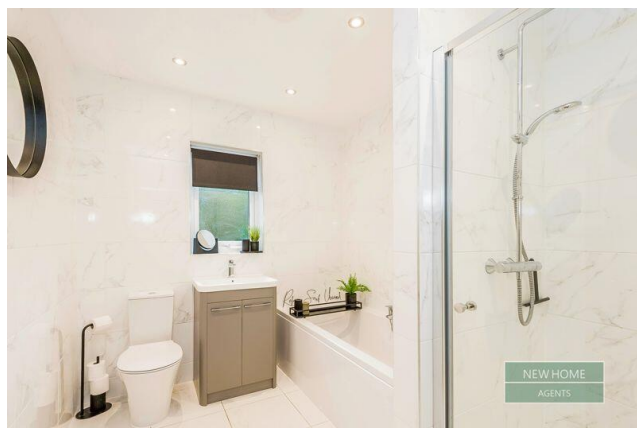
BEDROOM 4

**BEDROOM 5 (11'3 x 9')** UPVC double glazed window to the front and cupboard housing the hot water cylinder.

**FAMILY BATHROOM** Four piece suite comprising shower cubicle, panelled bath, low level WC and vanity unit wash hand basin. Tiled flooring, tiled walls, heated towel rails and UPVC double glazed window to the rear.



BEDROOM 5



FAMILY BATHROOM

**OUTSIDE** Generous driveway to the front of the property providing parking for four cars. Lawned rear garden with paved patio and gated access to the side.

**GARAGE (17' x 15'8)** Up and over door, fitted storage units, space for tumble dryer, wall mounted boiler, power and light.



REAR OF THE PROPERTY

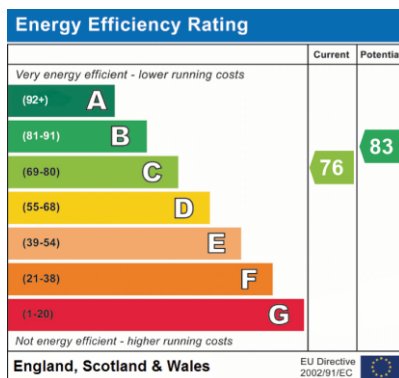


GARAGE

**TENURE** We are informed the tenure is Freehold. Service charge approx. £350 per annum for the maintenance of communal land.

**COUNCIL TAX** We are informed the property is Tax Band F.

**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.



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properties sold from  
our Carlisle office

we sold

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our closest competitor

we have over

**500**

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4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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