

# Cumbrian Properties

Hazel Garth, Lazonby



**Price Region £485,000**

**EPC-**

Detached bungalow | Countryside views  
1 reception | 4 bedrooms | 2 bathrooms  
Front & rear gardens | Gated driveway & garage

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## 2/ HAZEL GARTH, LAZONBY

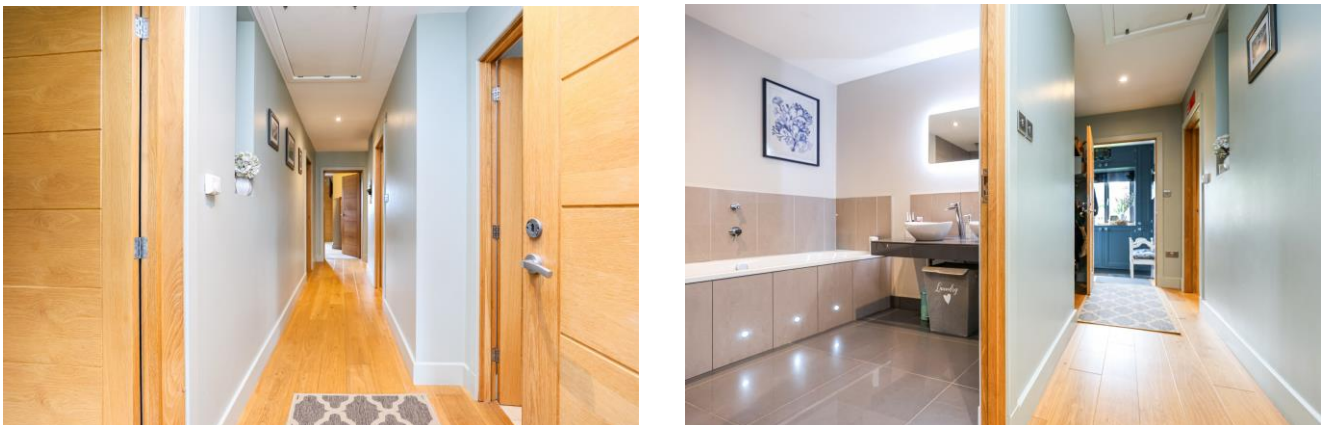
Set in the heart of the popular village of Lazonby this superb, detached bungalow offers an exceptional blend of space, style and countryside living. Featuring three generously sized double bedrooms and finished to an impeccable standard with underfloor heating throughout the property boasts a light filled open plan lounge and dining area complete with a multi fuel stove – perfect for family living whilst enjoying stunning views across the countryside and rural landscape. The kitchen is beautifully fitted with high quality appliances and ample storage, and a modern bathroom and en-suite shower room providing luxurious comfort. Externally the home is equally as impressive benefiting from front and rear lawned gardens, seating area to the front, elevated patio to the rear and a gated driveway which can easily accommodate three or more cars leading to the garage. The property is close to many local amenities including schools, shops and regular bus routes. Hazel Garth provides a rare opportunity to enjoy countryside tranquillity with convenience on your doorstep. This is a must see property for those seeking space, quality and a welcoming community.

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

**Glazed composite door into the vestibule.**

**VESTIBULE** Fitted cupboards, radiator, spotlights and glazed door to the entrance hall.

**ENTRANCE HALL (20' x 4'5)** Doors to bedrooms, bathroom and dining kitchen/lounge.



ENTRANCE HALL

**DINING KITCHEN AREA (15'6 max x 10')** Fitted kitchen incorporating a double sink unit with mixer taps and Quooker kettle tap, four ring electric hob with self-raising extractor fan, integrated dishwasher and fridge freezer, integrated double oven and wine fridge, built-in breakfast bar, tiled flooring, tiled splashbacks, double glazed windows to the front, space for dining table and opening to the lounge area.



### 3/ HAZEL GARTH, LAZONBY



DINING KITCHEN

**LOUNGE AREA (15' x 14'5)** Double glazed patio doors to the rear garden, multi fuel stove, ceiling spotlights and door to utility room.



LOUNGE AREA



#### 4/ HAZEL GARTH, LAZONBY

**UTILITY ROOM (10' x 7'5)** Doors to office, garage and cloakroom. Wall and base units, sink unit with mixer tap, tiled splashbacks, plumbing for washing machine, space for tumble dryer and UPVC double glazed composite door to the rear.

**CLOAKROOM** Two piece suite comprising WC and wash hand basin. Part tiled walls and ceiling spotlights.



UTILITY



UTILITY & CLOAKROOM

**OFFICE (8' x 8')** Double glazed window to the rear and airing cupboard.



OFFICE

**BEDROOM 1 (14' max x 13'5)** Double glazed window to the rear and door to en-suite shower room.



BEDROOM 1



5/ HAZEL GARTH, LAZONBY

**EN-SUITE SHOWER ROOM** Three piece suite comprising vanity unit wash hand basin, WC and walk-in shower with tiled splashbacks. Tiled flooring, ceiling spotlights, stainless steel radiator and double glazed window to the rear.



EN-SUITE SHOWER ROOM

**BEDROOM 2 (13' x 12')** Double glazed window to the side, ceiling spotlights and fitted wardrobes.



BEDROOM 2

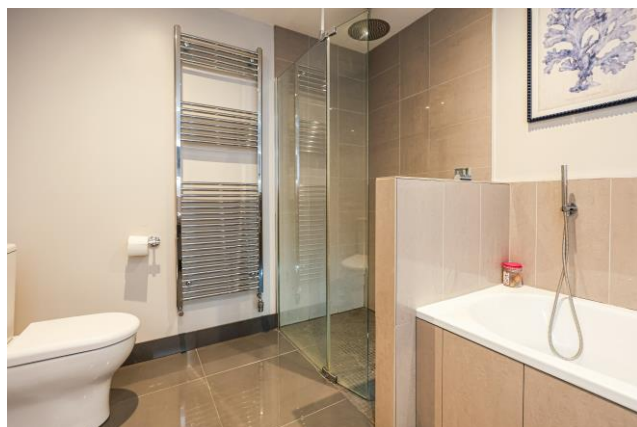
**BEDROOM 3 (13' x 12')** Double glazed window to the front, ceiling spotlights and fitted wardrobes.



BEDROOM 3



**FAMILY BATHROOM** Four piece suite comprising WC, panelled bath, walk-in shower with rainfall showerhead and tiled splashbacks, and twin sink units. Tiled splashbacks, tiled flooring, stainless steel radiator and ceiling spotlights.



FAMILY BATHROOM

**OUTSIDE** Spacious lawned front garden with private gated driveway leading to the garage with electric shutter door, paved seating area, borders housing a variety of mature plants and shrubs, and bin storage sheds. To the rear of the property is a lawned garden with elevated patio seating area enjoying stunning views over the countryside.



FRONT OF THE PROPERTY



REAR OF THE PROPERTY



REAR GARDEN



7/ HAZEL GARTH, LAZONBY



VIEW TO THE REAR

**TENURE** We are informed the tenure is Freehold.

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

**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  
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