

PFK

15 Goldington Drive, Bongate Cross, Appleby-in-Westmorland CA16 6FE

Guide Price: £450,000





PERK

LOCATION

Appleby is an historic market town located just 14 miles south east of Penrith and Junction 40 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. Goldington Drive is part of Story Homes' stylish development of quality properties.

PROPERTY DESCRIPTION

Located within a quiet area of the recently completed Story Homes Orchard Place development sits this commanding and very impressive four bedroomed detached family home with the benefit of landscaped gardens and a detached garage.

The property is well appointed throughout and briefly comprises a welcoming entrance hall, cloakroom/WC, bright and spacious living room with feature electric fire set in limestone fireplace and patio doors to a conservatory which leads out to the garden, expansive, modern fully fitted kitchen with generous dining area and adjoining utility room to the ground floor. To the first floor are four double bedrooms, three with fitted wardrobes and the principal room benefitting from an ensuite shower room, and a four piece family bathroom.

Externally, a stunning landscaped garden with terraced borders, patio areas ideal for outside dining and entertaining, and steps leading to a further terraced area mainly laid to artificial grass with further perennial and shrub borders. A detached garage and ample offroad parking complements this outstanding family home.

The scope of the property is extensive and early viewing is highly recommended.

ACCOMMODATION

Entrance Hall

Accessed via part glazed UPVC front door. Stairs to the first floor with understairs storage cupboard with power, lighting and coat hooks, tiled flooring, radiator and doors to ground floor rooms.

Living Room

6.57m x 3.71m (21' 7" x 12' 2") A spacious, light and airy reception room with feature electric fire in a limestone fireplace with hearth and mantel, TV point, radiator, front aspect window and double patio doors leading into the conservatory.

Conservatory

3.27m x 2.61m (10' 9" x 8' 7") Of dwarf wall construction and glazed to three sides with patio doors giving access out to the rear garden. With underfloor heating, the conservatory also benefits from two wall mounted electric heaters.

Cloakroom/WC

1.93m x 0.89m (6' 4" x 2' 11") Fitted with WC and large wash hand basin set in vanity unit, part tiled walls and tiled flooring, radiator and extractor fan.

Kitchen/Dining Room

6.57m x 3.31m (21' 7" x 10' 10") (overall measurements)

The kitchen area is fitted with a range of modern wall and base units with complementary work surfacing and upstands, incorporating 1.5 bowl sink and drainer unit with mixer tap. Integrated appliances include countertop mounted, AEG five burner gas hob with glass splashback and extractor over, dishwasher and separate, eye level AEG double oven and microwave. Space for fridge freezer, under unit lighting, radiator, tiled flooring, inset ceiling spotlights and large side aspect window.

The dining area has ample space to accommodate a large dining table, TV point, radiator, dual aspect windows and a continuation of the tiled flooring from the kitchen.

Utility Room

2.21m x 1.65m (7' 3" x 5' 5") Fitted with wall and base units similar to the kitchen, with complementary work surfacing and upstands, incorporating stainless steel sink and drainer unit with mixer tap. Plumbing for washing machine, Valiant central heating boiler (in one of the wall cupboards), radiator, tiled flooring and part glazed door out to the rear.

FIRST FLOOR

Landing

A generous landing area with built in airing cupboard housing the hot water cylinder, hatch giving access to the part boarded loft space, radiator and doors leading to all first floor rooms.

Principal Bedroom

3.36m x 3.22m (11' 0" x 10' 7") A side aspect double bedroom with built in wardrobes to one wall, TV point, radiator and door to ensuite.

Ensuite Shower Room

2.55m x 1.70m (8' 4" x 5' 7") Fitted with a three piece suite comprising large, walk in tiled shower cubicle with mains shower, wash hand basin set on a vanity unit and WC. Mirror fronted storage cupboard, shaver socket and extractor fan, vertical heated towel rail, part tiled walls and flooring, inset ceiling spotlights and obscured side aspect window.

Bedroom 2

3.31m x 2.53m (10' 10" x 8' 4") A front aspect double bedroom with radiator.

Bathroom

2.05m x 2.18m (6' 9" x 7' 2") Fitted with a four piece suite comprising bath with central mixer tap and additional hand held shower attachment, WC, wash hand basin set in a vanity unit and tiled shower cubicle with mains shower. Wall mounted, mirror fronted cabinet, shaver socket, extractor fan and wall mounted heated towel rail. Part tiled walls and tiled flooring, inset ceiling spotlights and obscured front aspect window.

Bedroom 3

2.65m x 3.17m (8' 8" x 10' 5") A front aspect double bedroom with fitted wardrobes to one wall, radiator and TV point.

Bedroom 4

3.74m x 3.22m (max) (12' 3" x 10' 7") A side aspect double bedroom with fitted wardrobes, radiator and TV point.

EXTERNALLY

Gardens and Parking

To the front of the property is a block paved driveway which leads to the garage, providing offroad parking for two cars and borders to either side of the front door with shrubs and perennial plants. To the side and rear, there is a beautiful, fully landscaped, enclosed and terraced garden with a generous, flagged patio seating area, perennial and shrub borders, outside lighting and external power point. Steps lead up to a lawned garden, laid mainly to artificial grass with borders and further seating areas.

Garage

A detached garage with up and over door, power and lighting.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is TBC.
The EPC rating is B.

SALE DETAILS

Mains gas, electricity, water and drainage. Gas fired central heating and double glazing installed throughout. Alarm installed. Telephone line and broadband connection installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith, take the A66 to Appleby, coming onto the slip road and at the junction turn left. Follow the road under the railway bridge, continue along the Sands and proceed to the brow of the hill past the Royal Oak on the left, and take the left hand turn. On entering Orchard Place follow the road along Goldington Drive where the property can be found on the right hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area¹⁾

1584.53 ft²

147.21 m²



Floor 0 Building 1



Floor 0 Building 2



Floor 1 Building 1

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used for plan only for illustrative purposes only.

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