

Cumbrian Properties

16 Woodland Way, Culgaith



Price Region £295,000

EPC-B

Semi-detached property | Cul-de-sac location
1 reception | 3 double bedrooms | 2 bathrooms
Double drive | Private rear garden

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This immaculately presented, three double bedroom, two bathroom semi-detached property benefits from a private rear garden and double driveway. The accommodation, with quality carpets and flooring, briefly comprises entrance hall, cloakroom, lounge and upgraded Mackintosh dining kitchen. To the first floor there are three double bedrooms, master en-suite shower room and family bathroom. Externally to the front of the property is a double driveway and a private rear garden enjoying beautiful views. The property is double glazed and is run on an air to water heat pump Samsung system with underfloor heating to the ground floor. Woodland Way forms part of an attractive estate with Culgaith Village nestling in the Eden Valley countryside approximately eight miles from Penrith and close to the Lake District National Park.

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

Composite front door into the spacious entrance hall.

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



ENTRANCE HALL

CLOAKROOM Two piece suite comprising WC and wash hand basin. Double glazed frosted window to the front and underfloor heating.

LOUNGE (17' x 11'5) Double glazed window to the front and underfloor heating.



LOUNGE

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DINING KITCHEN (20' x 11') Fitted Mackintosh kitchen incorporating a four ring hob with extractor hood above and oven below, integrated dishwasher and washing machine, integrated fridge freezer, one and half bowl sink with mixer tap, underfloor heating, ceiling spotlights, double glazed window and UPVC double glazed doors to the garden.



DINING KITCHEN

FIRST FLOOR LANDING Radiator, storage cupboard housing the Joule Samsung heating system cylinder, doors to bedrooms and bathroom.

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

EN-SUITE SHOWER ROOM Three piece suite comprising wash hand basin, WC and walk-in shower with rainfall shower head and shower attachment. Tiled walls, tiled flooring, radiator, ceiling spotlights and double glazed frosted window to the side.



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BEDROOM 2 (12' x 11') Double glazed window to the rear and radiator.

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



BEDROOM 2

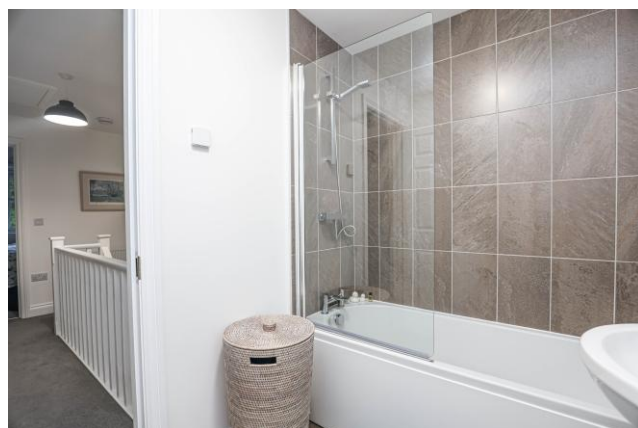


BEDROOM 3

FAMILY BATHROOM Three piece suite comprising wash hand basin, WC and shower above panelled bath. Part tiled walls, tiled flooring and double glazed frosted window to the front.



FAMILY BATHROOM



OUTSIDE Double driveway to the front of the property and gravelled borders housing a variety of plants and shrubs. To the rear of the property is a low maintenance garden laid out paving with gravelled areas and fencing providing a private seating area.



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VIEW TO THE REAR

TENURE We are informed the tenure is Freehold.
The property benefits from an LABC structural warranty.

COUNCIL TAX We are informed the property is Tax Band C.

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.

