

Cumbrian Properties

24 Somerwood Close, Long Marton



Price Region £225,000

EPC-D

Semi-detached property | Desirable village location
1 reception room | 3 bedrooms | 1 bathroom
Easily maintained gardens | Garage & drive

01768 867788
Corney Square, Penrith CA11 7PX

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

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An attractive, three bedroom, semi-detached property located in a quiet cul-de-sac within the desirable village of Long Marton. The spacious family home offers well-appointed accommodation briefly comprising utility room, cloakroom, dining kitchen and lounge. To the first floor there are three well-proportioned bedrooms and bathroom. The property benefits from easily maintained front and rear gardens, block paved driveway and garage. This wonderful home is situated within a stone's throw of the villages popular primary school and is well located for easy access to the A66 with Appleby approx. 3 miles away.

The accommodation with approximate measurements briefly comprises:

UPVC double glazed rear door into utility room.

UTILITY ROOM Wall and base units, worksurfaces, sink unit, plumbing for washing machine, space for fridge freezer, built-in storage cupboard, extractor fan, electric storage heater, doors to cloakroom and dining kitchen.



UTILITY ROOM

CLOAKROOM Low level WC, wash hand basin with tiled splashback and extractor fan.



CLOAKROOM

DINING KITCHEN (12' x 11'7) Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, built-in oven and hob with extractor hood above, and integrated dishwasher. UPVC double glazed window to the rear, electric storage heater and door to lounge.

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DINING KITCHEN

LOUNGE (17'7 max x 14') UPVC double glazed bay window to the front, electric storage heater, coving to the ceiling and door to hall.



LOUNGE

HALL Electric storage heater, UPVC double glazed door to the front and staircase to the first floor.

FIRST FLOOR LANDING Doors to bedrooms and bathroom. Loft access.

BATHROOM Three piece suite comprising shower above bath, low level WC and wash hand basin. Electric storage heater, part tiled walls, UPVC double glazed window to the rear and built-in shelved airing cupboard housing the hot water cylinder.



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BEDROOM 1 (12'3 x 10'5) UPVC double glazed window to the rear and electric storage heater.



BEDROOM 1



BEDROOM 2

BEDROOM 3 (10'3 max x 8'5) UPVC double glazed window to the front and electric storage heater.



BEDROOM 3

OUTSIDE Lawned rear garden with flower borders, outside tap and block paved driveway providing off-street parking in front of the garage. Easily maintained lawned front garden with flower and shrub borders and wooden door to the garage.

GARAGE (22'5 x 10') Up and over door, power and light.



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FRONT EXTERNAL

DIRECTIONS From Penrith take the A66 east turning off for Long Marton after passing through Kirkby Thore. Follow the signs into the village and when on the main street, turn left opposite the telephone box and then first left again into Somerwood Close.

TENURE We are informed the tenure is Freehold.

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

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.

