

Cumbrian Properties

12 Drawbriggs Court, Appleby



Offers Over £315,000

EPC-E

Detached bungalow | Views towards the Lakeland fells
1 reception | 2 bedrooms | 2 bathrooms
Garage & driveway | South facing garden

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2/ 12 DRAWBRIGGS COURT, APPLEBY

A generously proportioned detached bungalow located in a quiet cul-de-sac with lovely open views across the surrounding countryside towards the Lakeland fells. The present owner has lovingly updated the property with work that includes re-carpeting and re-decorating, new windows and doors, a new kitchen and improving the outside space.

This superb bungalow provides excellent two bedroomed accommodation with options for a third bedroom if required and briefly comprises of entrance hall, two double bedrooms, en-suite to the second bedroom, bathroom, spacious L shaped dining lounge, kitchen and utility room with access to the integral garage. Outside the property boasts ample off street parking to the front and an easy to maintain south facing rear garden.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL Storage heater, access to boarded loft via pull down ladder, built-in storage cupboard, coving to the ceiling and doors to all rooms.

DINING LOUNGE (21'6" narrowing to 14' x 18' narrowing to 10'6") L-shaped room with UPVC double glazed windows to side and rear, UPVC double glazed door to the garden, three storage heaters and coving to ceiling.



DINING LOUNGE

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KITCHEN (11'8 x 8') A range of wall and base units with complementary worksurfaces incorporating a stainless steel sink unit with tiled splashbacks. Built in oven and hob with extractor above, space for fridge freezer, storage heater, coving to ceiling, UPVC double glazed window, UPVC double glazed door to the garden and door to utility room.



KITCHEN

UTILITY ROOM (8' x 5'3) Matching wall and base units with complementary worksurfaces incorporating a stainless steel sink unit with tiled splashbacks. Plumbing for washing machine, UPVC double glazed window to the rear and door to integral garage.



UTILITY ROOM

INTEGRAL GARAGE (17'7 x 9') Up and over door, power and light, UPVC double glazed window to the side.

BATHROOM Three piece suite comprising electric shower over panelled bath, low level WC and pedestal wash hand basin. Part tiled walls, electric radiator, shelved cupboard housing the hot water cylinder, coving to ceiling and UPVC double glazed window to the side.



BATHROOM

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BEDROOM 1 (13'8 x 12'5) Wood framed double glazed window to the front, electric storage heater and coving to the ceiling.



BEDROOM 1

BEDROOM 2 (10'9 x 10'9) Electric radiator, UPVC double glazed window to the front, coving to the ceiling and door to en-suite shower room.

EN-SUITE SHOWER ROOM Fully tiled shower cubicle with electric shower, low level WC, wash hand basin, electric heated towel rail and coving to the ceiling.



BEDROOM 2



EN-SUITE SHOWER ROOM

OUTSIDE Block paved driveway to the front providing off-street parking for 3 to 4 cars. To the rear of the property is an enclosed south facing, lawned garden with patio, gated side access and garden shed and beautiful views towards the Lakeland fells.

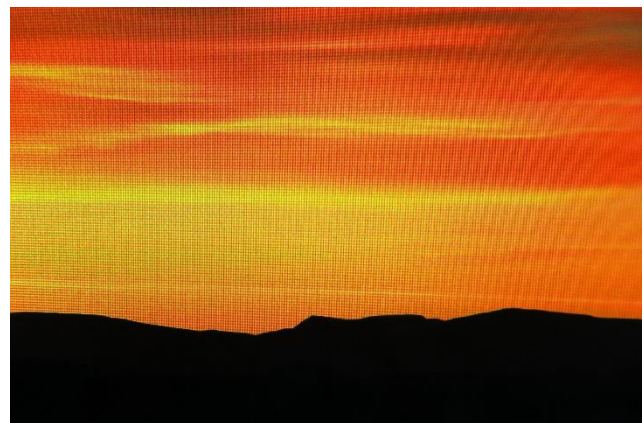
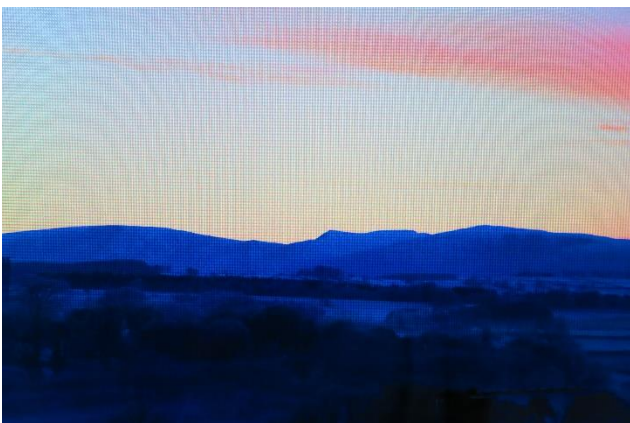
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REAR GARDEN



VIEW FROM REAR GARDEN



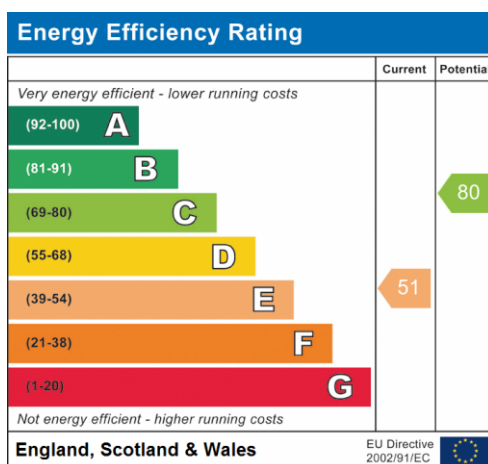
VIEWS

DIRECTIONS – From Appleby town centre, go over the bridge, turn right over the Sands and follow the road up past the bowling green. Turn left into Garbridge Lane and left again into Drawbriggs Mount. Continue up the road on into Drawbriggs Court where the property is located on the left hand side.

TENURE Freehold

COUNCIL TAX 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.



Ground Floor



This 3D plan is only intended as a guide to the layout of the property, and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the real property.
Plan produced using PlanUp.