

Cumbrian Properties

21 Hothfield Drive, Appleby-in-Westmorland



Price Region £320,000

EPC-C

Detached property | Sought after location
1 reception | 3 bedrooms | 1 bathroom
Sunroom | Landscaped rear garden, garage & drive

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2/ 21 HOTHFIELD DRIVE, APPLEBY-IN-WESTMORLAND

This well-presented three-bedroom detached property briefly comprises an entrance porch leading into the entrance hall with access to the lounge. A staircase rises to a split-level landing leading to the dining kitchen and sunroom, with this level also providing the third bedroom and a cloakroom. Continuing to the first floor are two further bedrooms, both benefiting from fitted wardrobes, along with a well-appointed four-piece family bathroom. Externally, the property offers a low-maintenance lawned rear garden with an elevated Indian sandstone patio seating area, while to the front there is a block-paved driveway leading to a garage with an electric roller door.

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

Entrance to the property leads into the entrance porch.

ENTRANCE PORCH (7'5 x 4') Frosted double glazed UPVC windows to the front and to the side, internal door leading to the entrance hall.

ENTRANCE HALL (17'5 x 6') Radiator, staircase to the first floor, coving to the ceiling and doors leading to the garage and lounge.



ENTRANCE HALL

LOUNGE (15' x 14') Double glazed UPVC window to the front, coving to the ceiling, radiator and stairs up to the dining kitchen.



LOUNGE

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DINING KITCHEN (21'5 x 12') Fitted kitchen incorporating sink and drainer with mixer tap, integrated dishwasher, integrated eye level oven and grill, integrated microwave, AEG four burner hob with extractor hood above. Radiator, coving to the ceiling, walk-in pantry for additional storage and a single glazed timber door leading to the sunroom.



DINING KITCHEN

SUNROOM (12' x 8') Double glazed UPVC sliding door leading to the rear garden.



SUNROOM

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FIRST FLOOR

SPLIT LEVEL LANDING Doors to the cloakroom and bedroom 3.

LANDING Coving to the ceiling, built-in storage cupboard and doors to two bedrooms and family bathroom.

CLOAKROOM (7' x 3') Two piece suite comprising wash hand basin and WC. Tiled splashback, wood effect vinyl flooring.



CLOAKROOM

BEDROOM 3 (10' x 9') Double glazed UPVC window to the rear, radiator and coving.



BEDROOM 3

BEDROOM 2 (14'5 x 10') Double glazed UPVC window to the front, radiator, coving to the ceiling and fitted wardrobe.



BEDROOM 2

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BEDROOM 1 (12' x 12') Double glazed UPVC window to the front, radiator, coving to the ceiling and fitted wardrobes.



BEDROOM 1

FAMILY BATHROOM (9' x 5'5) Four piece suite comprising panelled bath with mixer tap, walk-in electric shower, wash hand basin with mixer tap and WC. Tiled splashback, coving to the ceiling, radiator, frosted double glazed UPVC window to the front.



FAMILY BATHROOM

OUTSIDE To the rear of the property is a well-presented tiered landscaped garden comprising lawn, slated shillies, flowerbeds, elevated Indian sandstone patio seating area and gated access to both sides of the property. To the front of the property is a block paved driveway for multiple vehicles, front lawn with wraparound sandstone wall.

GARAGE (18' x 10') Accessible via front of the property and internally via the entrance hall. Single garage with electric roller door, power and lighting. Frosted single glazed timber door to the side and internal door leading to the entrance hall. Being used as a utility area and houses the Worcester gas boiler.

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GARDEN

TENURE We are informed the tenure is Freehold.

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
A	(92+)		
B	(81-91)		85
C	(69-80)	71	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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