

Cumbrian Properties

2 Rivington Park, Appleby



Price Region £450,000

EPC-C

Detached house | No chain
2 reception rooms | 4 bedrooms | 2 bathrooms
Conservatory | Double garage and car port

01768 867788
Corney Square, Penrith CA11 7PX

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

2/ 2 RIVINGTON PARK, APPLEBY, PENRITH

A stunning four bedroom family home located on an enviable plot in this sought after residential area of Appleby. Being the only one of its kind on this development this really is an exciting opportunity to purchase an immaculate family home. The generously proportioned accommodation briefly comprises entrance hall, cloakroom, dining kitchen, snug/dining room, lounge and conservatory. To the first floor are four double bedrooms, Master with en-suite, and family bathroom. Outside the beautiful yet easy to maintain garden has a pretty patio seating area, large lawned garden and access to the double garage, car port and ample parking located at the rear. Offered with no onward chain, viewing is essential to fully appreciate the quality of accommodation on offer.

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

ENTRANCE HALLWAY Oak flooring with underfloor heating, doors to dining kitchen, lounge, cloakroom, snug/dining room and understairs storage cupboard.

CLOAKROOM White low level WC, wash hand basin in vanity unit, tiled splashbacks and UPVC double glazed window to the front.

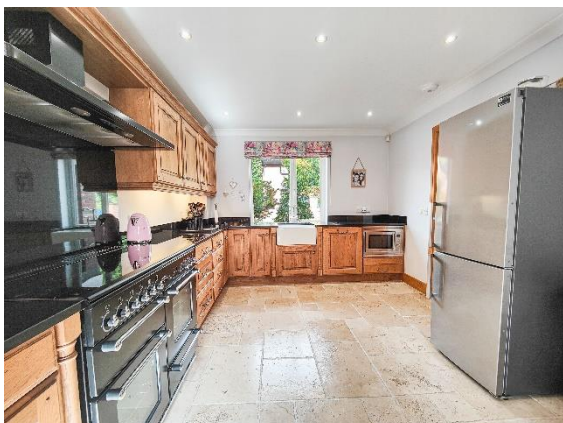


ENTRANCE HALL



CLOAKROOM

DINING KITCHEN (18'4 x 10'5) UPVC double glazed windows to the front and rear elevations. Oak wall and base units with black granite worksurfaces, Butler sink with mixer tap and free standing Rangemaster cooker with fitted extractor hood above. Integrated microwave/oven, integrated dishwasher, space for free standing fridge/freezer. Tiled floor with underfloor heating, electric radiator and coving to ceiling.



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DINING KITCHEN

LOUNGE (17'10 x 14'9) Oak flooring with underfloor heating, feature inset gas fire (this fireplace retains the flu and can be adopted to take a wood burner, if required). Coving to ceiling, double glazed window to the side and double glazed patio doors to the conservatory.



LOUNGE

CONSERVATORY (14' x 9'2) UPVC double glazed windows and roof, wood effect laminate flooring.



CONSERVATORY

SNUG/DINING ROOM (13'3 x 10'3) UPVC double glazed window to the rear, oak flooring with underfloor heating, coving to ceiling and UPVC double glazed window to the side facing into the conservatory. Door to utility room.

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UTILITY ROOM (6'9 x 7'7) Wood effect laminate flooring, wall and base units, space and plumbing for washing machine and tumble dryer. Coving to ceiling and composite door to the side providing access to the garden.



SNUG/DINING ROOM



UTILITY ROOM

FIRST FLOOR LANDING Radiator, loft access, airing cupboard and doors to bedrooms and bathroom.

BATHROOM A white suite comprising bath, low level WC, wash hand basin over vanity unit and shower cubicle. Tile effect flooring, radiator, part tiled walls and UPVC double glazed window to the front.



BATHROOM

BEDROOM 1 (13' x 11') UPVC double glazed windows to the rear and side, radiator, coving to ceiling and fitted wardrobes. Door to en-suite shower room.



BEDROOM 1

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EN-SUITE SHOWER ROOM Shower cubicle, low level WC, wash hand basin, part tiled walls, tile effect flooring and UPVC double glazed window to the front.



EN-SUITE SHOWER ROOM

BEDROOM 2 (14'9 x 14') Radiator and UPVC double glazed windows to the front and side.



BEDROOM 2

BEDROOM 3 (11'4 x 10'5) UPVC double glazed window to the rear, radiator and coving to ceiling.



BEDROOM 3

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BEDROOM 4 (9'5 x 9') UPVC double glazed window to the front, radiator and coving to ceiling.



BEDROOM 4

OUTSIDE The property occupies a generous plot with block paved driveway providing parking for three cars leading to the car port and double garage. Outside water tap.

DOUBLE GARAGE With electric door, power and lighting.

From the car port the garden leads round to a lawned garden and paved seating area with flower and shrub borders.



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DIRECTIONS – From Appleby town centre, cross the river Eden via Bridge Street and turn right at The Sands. Following the road up through The Narrows, take the next turning to the left signposted Murton and Hilton. At the mini roundabout immediately after the railway bridge take the left fork and then left into Rivington Park. No.2 is the first house on the left hand side.

TENURE To be confirmed

COUNCIL TAX To be confirmed

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.

