



Bongate Cross

Offers in the region of £240,000

7 Sycamore Close, Bongate Cross, Appleby, CA16 6FP

An immaculately presented modern four bedroom semi-detached house situated on a pleasant cul de sac in the desirable Orchard Place estate less than one mile from Appleby town centre.

Quick Overview

- Modern four bedroom semi-detached house
- Pleasant cul de sac location on a popular residential estate
- Approximately one mile from Appleby town centre
- Spacious and immaculately presented accommodation
- Living room and fitted dining kitchen with integrated appliances
- Two bath / shower rooms and cloakroom
- Lawned rear garden
- Off street parking



4



2



1



B



Broadband



Off street parking

Property Reference: P0149



Dining Kitchen



Dining Kitchen



Dining Kitchen



Living Room

Accommodation

Ground Floor:

Entrance Hall

With radiator, understairs storage.

Cloakroom

With WC, wash hand basin, radiator, ceramic wall tiling.

Dining Kitchen 15' 6" x 8' 4" (4.72m x 2.54m)

With a range of modern fitted base and wall units, pelmet lighting, complementary wood effect work surfaces, sink unit with mixer tap, integrated electric oven with grill, gas hob, fridge / freezer, canopied extractor unit, plumbing for washing machine and dishwasher, radiator, feature bay window.

Living Room 17' 2" x 15' 7" (5.23m x 4.75m)

With two radiators, roof windows, patio doors to rear.

First Floor:

Landing

With built in airing cupboard.

Bedroom Two 13' 4" x 8' 6" (4.06m x 2.59m)

Front double bedroom with radiator.

Bedroom Three 12' 5" x 8' 6" (3.78m x 2.59m)

Rear double bedroom with radiator.

Bedroom Four 10' 9" x 6' 8" (3.28m x 2.03m)

Rear single bedroom with radiator.

Bathroom

With WC, wash hand basin, panelled bath with shower over, radiator, ceramic wall tiling, recessed ceiling spotlights, extractor fan.

Second Floor:

Master Bedroom 21' 7" x 12' 0" (6.58m x 3.66m)

Large double bedroom with two radiators, loft access, walk in dormer window, roof windows.

Ensuite Shower Room

With WC, wash hand basin, large shower cubicle, radiator, ceramic wall tiling, recessed ceiling spotlights, cupboard housing boiler.

Outside:

Front block paved parking, gated pedestrian access to rear garden with lawn, paved patio, two storage sheds.



Living Room



Living Room



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

Services

Mains water, electricity, gas and drainage. Gas central heating to radiators.

Tenure

Freehold.

Council Tax

Band B.

Estate Charge

We are advised there is a ground maintenance charge of approximately £119 per annum.

Restrictions

We are advised there is a restriction preventing parking caravans and agricultural vehicles on the estate.

Energy Performance Certificate

The full energy performance certificate is available on our website and also at any of our offices.

Directions

From Appleby town centre proceed east along Bridge Street towards The Sands / B6542. Turn right onto the B6542 and proceed for 0.5 miles and turn left onto Cross Croft. Continue forward and turn left onto Goldington Drive, follow the road and take the second left turn and then left again. Sycamore Close is situated on the left and side.

Viewings

By appointment with Hackney & Leigh's Penrith office.

Price Offers in Region of £240,000.



Bedroom One



Bedroom One



Garden



Garden

Request a Viewing Online or Call 01768 593593

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 593593** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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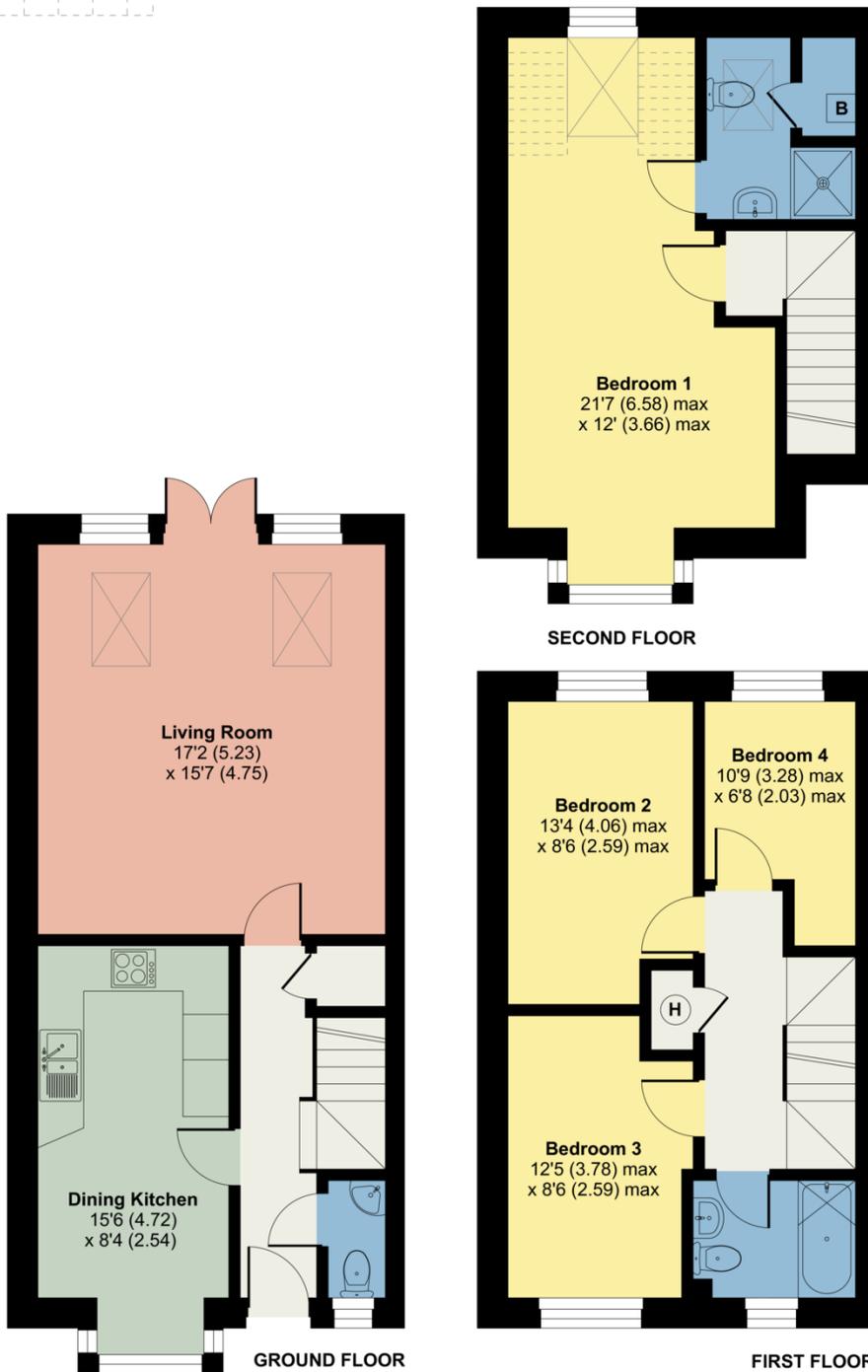
Approximate Area = 1230 sq ft / 114 sq m

Limited Use Area(s) = 26 sq ft / 2 sq m

Total = 1256 sq ft / 116 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2023. Produced for Hackney & Leigh. REF: 938732

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Request a Viewing Online or Call 01768 593593