

## Sockbridge

**£400,000**

1 Sockbridge Drive, Sockbridge, Penrith, Cumbria, CA10 2JP

An outstanding immaculately presented modern detached three bedroom bungalow enjoying a tranquil semi-rural setting with fell views in Sockbridge village.

### Quick Overview

Outstanding modern detached bungalow  
Tranquil semi-rural setting with fell views in  
Sockbridge village  
3.5 miles from Penrith and 2.5 miles from  
Ullswater at Pooley Bridge  
Immaculately presented accommodation  
Three bedrooms  
Two bath / shower rooms  
Living room, garden room and conservatory /  
utility room  
Fitted dining kitchen  
Delightful mature landscaped gardens  
On-site parking spaces and garage



3



2



2



D



Superfast  
42 Mbps



On-site Parking  
& Garage

Property Reference: P0306



Living Room



Dining Kitchen



Garden Room



Conservatory / Utility Room

An outstanding immaculately presented modern detached three bedroom bungalow enjoying a tranquil semi-rural setting with fell views in Sockbridge village located at the periphery of the Lake District National Park approximately 3.5 miles from Penrith and 2.5 miles from Ullswater at Pooley Bridge.

The area is surrounded by breathtaking countryside with excellent local walks and cycle routes. There is a regular bus service to the popular market town of Penrith which provides a wider range of amenities including a railway station, primary and secondary schools, a leisure centre and a variety of shops.

Internal viewing is highly recommended.

### Accommodation

#### Ground Floor:

##### Entrance Hall

With radiator, built in cupboard.

##### Living Room

With Westmorland slate open fireplace, radiator.

##### Dining Kitchen

With fitted base and wall units, sink with mixer tap and waste disposal, integrated double oven, hob, extractor unit, plumbing for dishwasher, plinth heater, radiator.

##### Conservatory / Utility Room

With fitted base and wall units, sink with mixer tap, plumbing for washing machine, oil boiler, external door.

##### Shower Room

With WC, shower cubicle.

##### Garden Room

With external double doors.

##### Master Bedroom

With radiator, range of fitted bedroom furniture including wardrobes and drawers, double doors to the garden room.

##### Bedroom Two

With radiator, double doors to the garden room.

##### Bedroom Three

With radiator, built in wardrobe.

##### Bathroom

With WC, wash hand basin, bath with rainwater head shower and mixer / filler, heated towel rail.



Living Room



Dining Kitchen



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three

### Outside:

Extensive tarmac driveway providing on-site parking spaces for up to four vehicles, mature front garden with lawn, stocked and shrubbed borders, fruit trees, side pathway, rear landscaped garden with paved patio, feature stone walls, stocked and shrubbed borders, greenhouse, oil tank.

### Garage

With electric light and power.

### Services

Mains water, electricity and drainage. Oil central heating.

### Tenure

Freehold.

### Council Tax

Band C.

### Viewing

By appointment with Hackney and Leigh's Penrith office.

### Directions

From Penrith proceed onto the A6 towards Shap and upon entering Eamont Bridge turn right at the mini roundabout where signposted to Pooley Bridge. Continue and bear right where signposted to Sockbridge and proceed ahead until reaching the left turning onto Sockbridge Drive.

### Price

£400,000



Front Elevation



Front Garden



Rear Elevation



Rear Patio

Request a Viewing Online or Call 01768 593593

## Meet the Team

### Jill Connon

Branch Manager & Property Valuer

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



### Jane Irving

Sales Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



### Simon Bennett

Sales Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



### Helen Holt

Viewing Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



### Steve Hodgson

Viewing Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



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



Can we save you money on your **mortgage**? Call us on: 01539 792033

Hackney & Leigh Ltd 6-8 Cornmarket, Penrith, Cumbria, CA11 7DA | Email: penrithsales@hackney-leigh.co.uk

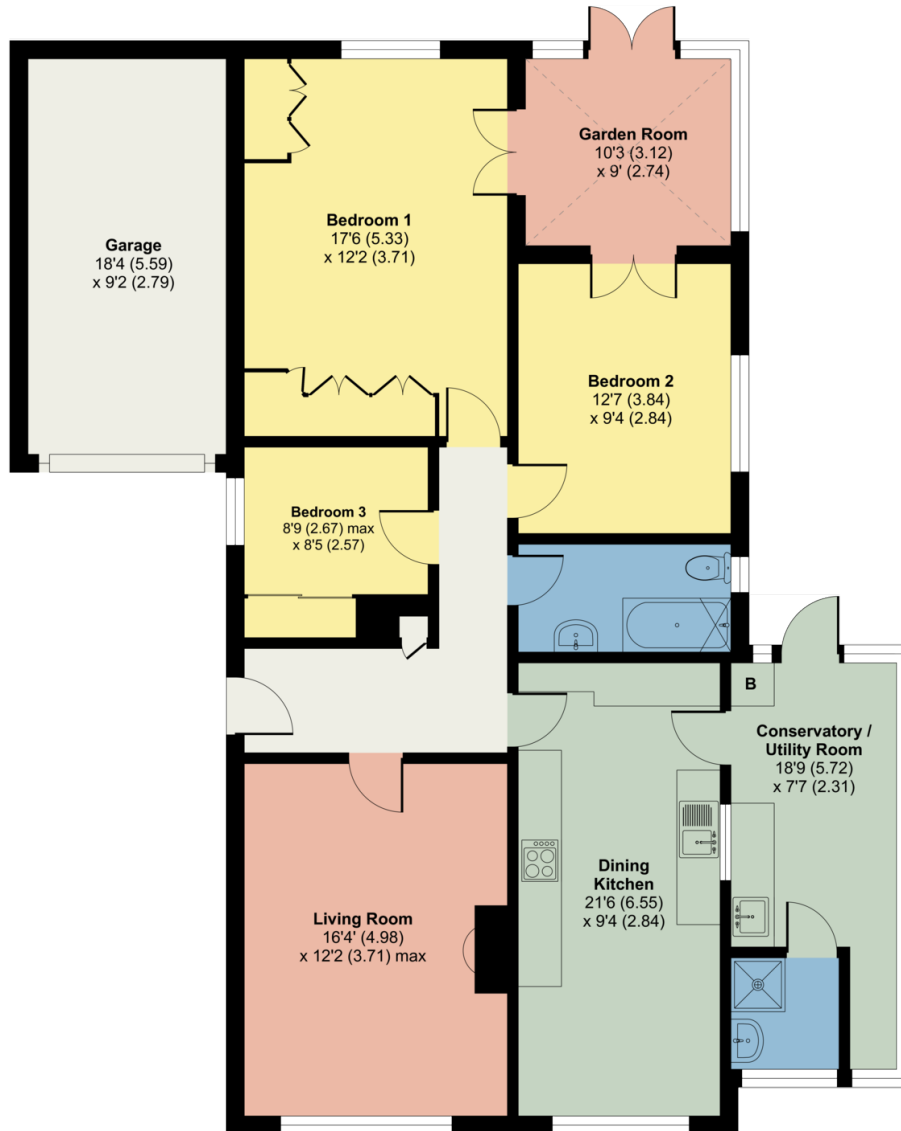
# 1 Sockbridge Drive, Sockbridge, Penrith, CA10 2JP

Approximate Area = 1254 sq ft / 116.5 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 1422 sq ft / 132.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2024. Produced for Hackney & Leigh. REF: 1115048

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 18/04/2024.

Request a Viewing Online or Call 01768 593593