



Brougham

Offers in the Region of £485,000

3 Brougham Avenue, Brougham, Penrith, Cumbria, CA10 2DD

A substantial modern detached three bedroom bungalow enjoying a delightful semi-rural setting conveniently located two miles south of Penrith.

Quick Overview

Substantial modern detached bungalow
Delightful semi-rural setting only two miles
from Penrith

Generous and immaculately presented
accommodation

Three double bedrooms and two bath /
shower rooms

Open plan living / dining room

Fitted dining kitchen and utility room

Large garage and extensive on-site parking
area

Front and rear gardens



3



2



1



D



Superfast
65 Mbps



On-site parking
& Garage

Property Reference: P0307



Living / Dining Room



Living / Dining Room



Dining Kitchen



Utility Room

A substantial modern detached three bedroom bungalow enjoying a delightful semi-rural setting conveniently located two miles south of Penrith close to the historic Brougham Castle and providing immaculately presented accommodation.

Accommodation

Ground Floor:

Entrance Hall

With radiator, two built in cupboards.

Living / Dining Room

With windows to three elevations, feature contemporary wall inset living flame gas fire, three radiators, patio door to the front garden.

Dining Kitchen

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, windows to two elevations, integrated induction hob, double oven, extractor unit, microwave, dishwasher, radiator.

Rear Hall

With external door.

Shower Room

With WC, wash hand basin, large shower cubicle, ceramic wall tiling, radiator, electric heater.

Utility Room

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, plumbing for washing machine, radiator, central heating boiler.

Bedroom One

With radiator, built in cupboard.

Bedroom Two

With radiator, built in wardrobes.

Bedroom Three

With radiator, built in wardrobes.



Living / Dining Room



Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Bathroom

With WC, two wash hand basins, bath, shower cubicle, ceramic wall tiling, radiator, electric heater.

Outside:

Block paved driveway providing on-site parking spaces, front paved patio, lawned garden with stocked and shrubbed borders, side pathways, easily managed rear garden with gravelled surfaces, stocked and shrubbed borders, Tigna quality garden shed, green house, integral garage with electric entrance door, electric light and power, access door to utility room.

Services

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

Tenure

Freehold.

Council Tax

Band E.

Viewing

By appointment with Hackney and Leigh's Penrith office.

Directions

From Penrith proceed onto the A6 towards Shap and pass through Eamont Bridge then take the left hand turn where signposted to Brougham. Proceed ahead and pass Brougham Castle then turn left onto Brougham Avenue.

Price

Offers in the region of £485,000 are invited.



Front Garden



Garden



Front Garden



Rear Elevation

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.



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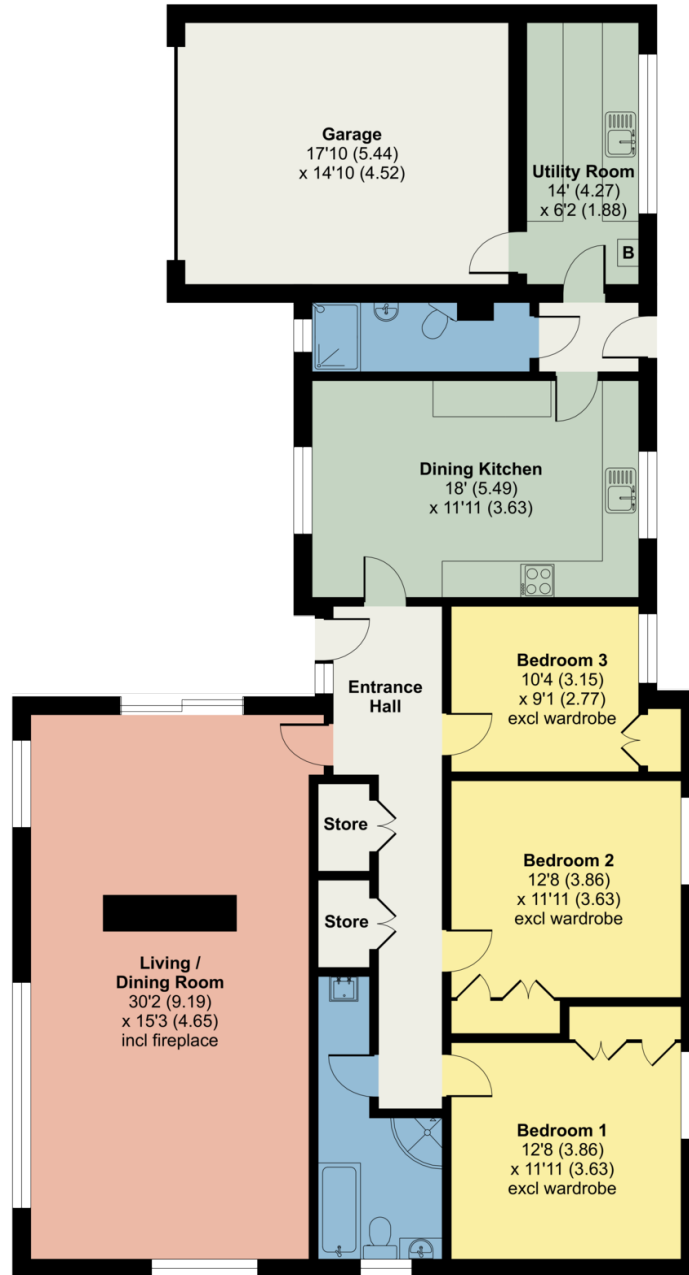
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Approximate Area = 1581 sq ft / 146.8 sq m

Garage = 259 sq ft / 24.1 sq m

Total = 1840 sq ft / 170.9 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). © nchecom 2024. Produced for Hackney & Leigh. REF: 1112596

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