

## 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

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 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



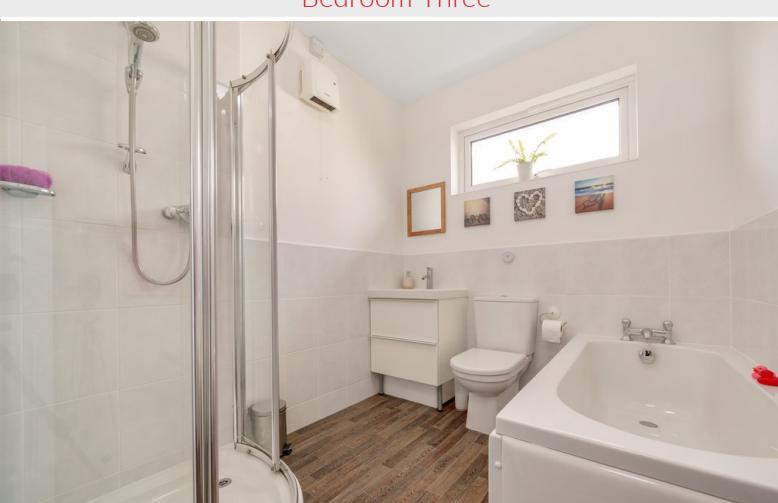
Bedroom One



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  
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online.



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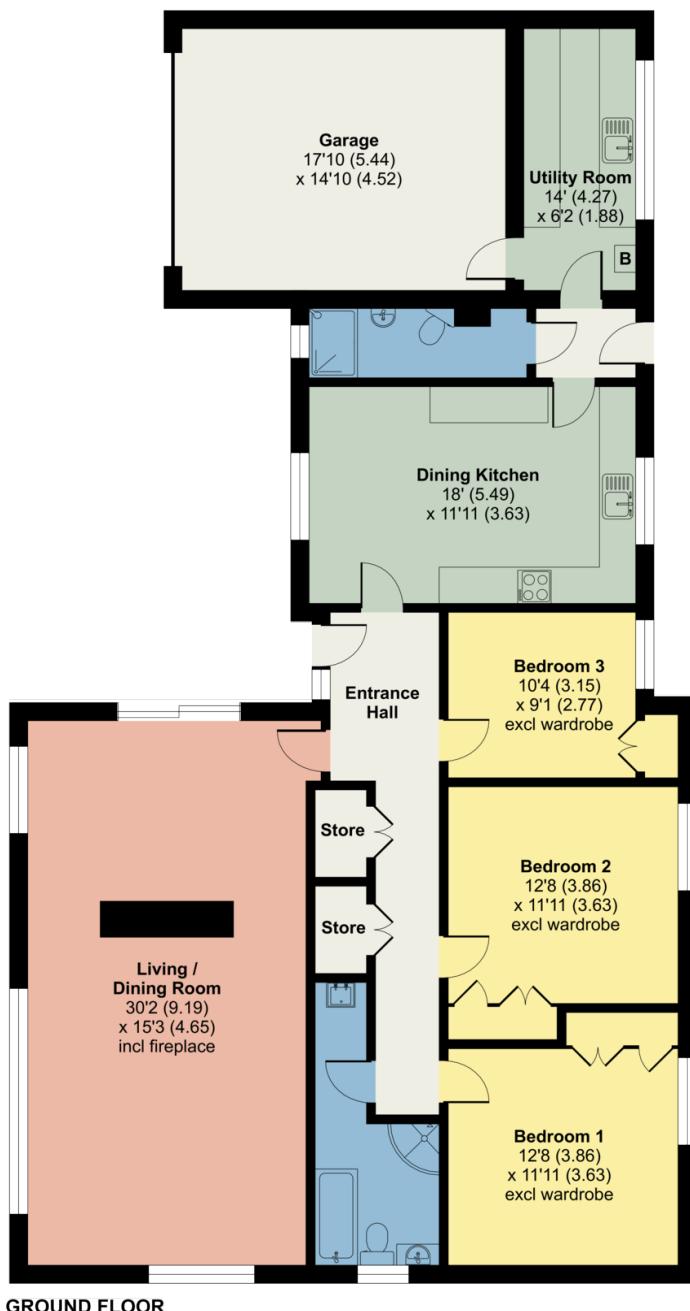
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Approximate Area = 1581 sq ft / 146.8 sq m

Garage = 259 sq ft / 24.1 sq m

Total = 1840 sq ft / 170.9 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating  
International Property Measurement Standards (IPMS2 Residential). ©nchecom 2024.  
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