



Long Marton

£225,000

23 Somerwood Close, Long Marton, Appleby-in-Westmorland, Cumbria, CA16 6BH

Nestled in the serene village of Long Marton, this delightful semi-detached home offers the perfect blend of comfort and convenience. Situated within easy reach of the charming towns of Appleby and Penrith, this property is ideal for families and professionals alike, seeking a peaceful retreat with excellent transport links and amenities nearby. The property briefly comprises of; Dining kitchen, spacious living room, 3 bedrooms, utility room, driveway and garage, with the added benefit of no onward chain.

Long Marton is approximately 3 miles north of Appleby and approximately 12 miles south-east of Penrith. The village provides a church, primary school and public house. The market town of Appleby provides a variety of shops, nursery, with primary and secondary schools available. The area offers many outdoor activities including woodland walks swimming pool, golf course, which are very popular in the region.

Viewings come highly recommended.



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Superfast
available



Driveway
& Garage

Quick Overview

3 Bedroom semi-detached house

Dining kitchen

Spacious living room

Utility room

Village location

Close to Appleby & Penrith

No onward chain

Driveway

Garage

Broadband - Superfast available

Property Reference: P0380



Dining Kitchen



Living Room



Living Room



Bedroom One

Introduction

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From Penrith at the Kemplay Bank roundabout, take the 2nd exit onto A66 and keep left to stay on A66. Turn left onto Long Martin, turning left and left onto Back Lane. Turn left onto The Croft and left onto Somerwood Close. The property will be on the left hand side.

Property Overview

The fitted dining kitchen boasts ample storage and generous worktop space, making it a culinary enthusiast's dream. Whether you're hosting a dinner party or enjoying a casual brunch, the kitchen's layout ensures you're always part of the conversation. Integrated 4 ring electric hob, oven and extractor with availability for a fridge. Stainless steel sink with hot and cold taps. Cream coloured worktops with duck egg coloured wall and base units. Window to rear aspect. Part tiled and vinyl flooring. Access to utility room and living room. The living room, with its generous proportions allow for versatile furniture arrangements and its neutral décor provides a blank canvas for your personal style, while the bay window brings in lots of natural light. Boarded fireplace with surround and carpet flooring. Access to the hall. The utility room includes stainless steel sink with availability for washing machine and dishwasher. Storage cupboard. Part tiled and vinyl flooring. Access to rear aspect and downstairs WC/ cloakroom.

The first floor comprises of 3 bedrooms and family bathroom. Bedroom 1 is a good sized double bedroom with window to front aspect and carpet flooring. Bedroom 2 is a large double bedroom with window to rear aspect and carpet flooring. Bedroom 3 is a single bedroom that could easily be used as a home office/ study. Window to front aspect with carpet flooring. Three piece family bathroom with shower over bath, WC and basin with mixer taps. Window to rear aspect. Part tiled with vinyl flooring. Storage cupboard where water tank is located.

Accommodation with approx. dimensions

Ground Floor

Utility Room 9'1" x 5'7" (2.77m x 1.73m)

Dining Kitchen 11'10" x 11'8" (3.61m x 3.56m)

Living Room 17'8" max x 16'5" into bay (5.38m max x 5.0m)

into bay)

Downstairs WC

First Floor

Bedroom One 13'8" x 10'6" (4.17m x 3.20m)

Bedroom Two 12'2" x 10'6" (3.71m x 3.20m)

Bedroom Three 10'3" x 8'7" (3.12m x 2.62m)

Bathroom

Outside

Low maintenance front garden with wooden fence boundary, grassed area with trees of various sizes and patio seating area. Although the front garden will need some attention it allows you to put your own stamp to this outdoor space. The rear garden is enclosed with decking and ramp access.

Garage 21'0" x 9'0" (6.40m x 2.74m)

Services Mains electricity, mains water and mains drainage. Electric heating.

Tenure Freehold

Council Tax

Westmorland & Furness Council
Band B

Broadband Speed

Superfast available.

Energy Performance Rating

Band E.

Viewings

By appointment with Hackney and Leigh's Penrith office

What3Words Location

///frightens.suddenly.magical

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Bedroom Two



Bedroom Three



Bathroom



Rear Aspect

Somerwood Close, Appleby-in-Westmorland, CA16 6BH

Approximate Area = 952 sq ft / 88.4 sq m
Garage = 189 sq ft / 17.6 sq m
Total = 1141 sq ft / 106 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1209832

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