



Blossom Hill | Lazonby | Penrith | CA10 1ET

Guide Price £495,000



**david britton**  
ESTATES

## Key features

- 4 bedroom detached property
- set over 3 floors
- large open plan kitchen/diner/living space
- 3 bathrooms
- 4 bedrooms
- utility room
- lounge
- garage
- driveway parking
- balcony

## Description

Found in the heart of the Eden Valley village of Lazonby is this exclusive development of 5 detached properties built by well respected local builder Willan Homes. The property has been finished to a very high standard and is found in immaculate order throughout with the accommodation spread over 3 floors. On the ground floor there is a large garage and utility room, on the first floor there is an entrance hallway, bedroom, shower room, living room and large open plan dining/kitchen/living space. On the second floor there are 3 double bedrooms, one with an en-suite and dressing room and a family bathroom. Externally to the front there is an elevated garden area with incredible views, driveway parking for 2 vehicles and to the rear there is a private garden mainly laid to lawn. The properties position on the development has the advantage of views over the village and the Pennines. Lazonby is a popular village with lots of amenities including an outdoor swimming pool, school, Co-Op supermarket, pub, train station on the Carlisle to Settle line, auction mart and offers easy access to Penrith and the Lake District National Park.


## Directions





# Floor plans



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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