1 Newton Close, Newton Reigny, Penrith CA11 0AL

£350,000 Freehold
This large three/four bedroom detached bungalow is positioned in a semi-rural location surrounded by fields and distant views. The property was built in 1960’s and benefits from large windows spacious rooms and an inviting feel, all of this is enclosed in an attractive and substantial front and rear garden. The bungalow comprises of a sitting room, dining room/ fourth bedroom, kitchen/diner, three double bedrooms, shower room/ wet room, attached garage, large loft and off road Parking. In our opinion the property would benefit from some mild renovation. It could also be substantially extended to create an even more substantial family home. The approximately village of Newton Reigny has a thriving community with a highly rated public house, 2.5 miles from the market town of Penrith with its excellent transport links and its array of amenities. This property has only had one owner since it was built in the 1960’s and shows how lovely this property and location is as it is rare for one owner to have a property for this amount of time. An early viewing is highly recommended.
Entrance
Entrance door leading through into the utility area.

Utility Area
Skimmed ceiling, storage cupboard x2, tiled flooring and a part glazed door leading through into the kitchen/diner.

Kitchen/Diner
Skimmed ceiling, double glazed window to the front aspect, matching wall and base units with roll edge work surfacing, stainless steel sink and tiled splash back. Oil powered Rayburn Royal, space for a dishwasher, washing machine and a fridge/freezer. Storage cupboard and doorways leading through into the inner hallway and into the dining room/ forth bedroom.

Dining Room/ Forth Bedroom
Textured ceiling, cornice coving, double glazed window to the side aspect, electric storage heater and a sliding door leading through into the sitting room.

Sitting Room
Textured ceiling, cornice coving, double glazed window to the rear aspect, single glazed window to the rear aspect overlooking the porch. Slate feature fireplace, electric storage heater and a doorway leading through into the inner hall.

Inner Hall
Textured ceiling, loft hatch (the loft has had extensive work carried out including two areas which have been plastered out ready for the second fix, the floors are boarded and subject to the relevant planning consents could potentially be created into a room). Two storage cupboards, radiator and an electric storage heater. Doorways leading through into all the bedrooms, shower room, porch and the kitchen/diner.

Rear Porch
Textured ceiling, double glazed window to the rear aspect and a UPVC multi locking door to the side.

Master Bedroom
Textured ceiling, cornice coving, double glazed window to the rear aspect, fitted wardrobes and a radiator.

Bedroom Two
Textured ceiling, cornice coving, double glazed window to the front aspect, fitted wardrobes and a radiator.

Bedroom Three
Textured ceiling, cornice coving, double window to the rear aspect, fitted wardrobes, dressing table area and a radiator.

Shower Room/ Wet Room
Skimmed ceiling, obscure window to the front aspect, sink plus vanity unit, low level WC, electric shower, part tiled walls, storage cupboard, heated towel rail and wet room flooring.

Attached Garage
Two single interconnecting garages with separate up and over doors and a workshop space to the rear.

Externally
The rear garden is mainly laid to lawn surround by some sandstone paving. The external parts of the garden are laid to flower beds with some trees and surrounded by bushes. To the front of the property the garden is mainly laid to lawn surrounded by a garden hedge and has off road parking for several vehicles. The property is accessed via a private road shared with other users.

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Services

Disclaimer
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.