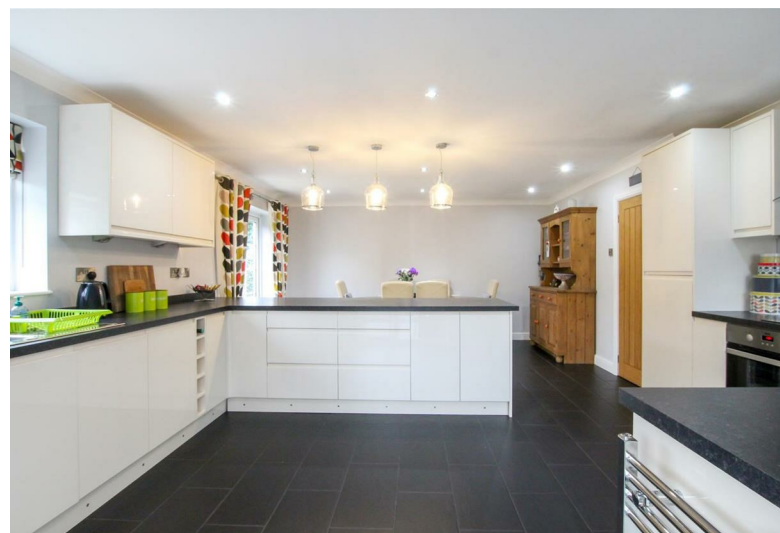




Garton Close

Appleby Magna

Asking Price £775,000



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Tenure
Freehold

Accommodation Details

FOUR Bedroom DETACHED bungalow set within 0.92 of an acre with fishing lake.

External and Approach

As you head along Garton Close, you come down to a private entrance leading to 2 properties. One of which is a fantastic bungalow set amongst just under an acre of mature gardens with a lake. There's two main entrances into the property and ample parking for up to 10 vehicles. Entrance into the property is via a choice of two composite doors, both of which have glass panels and plenty of natural light to the hallway.

Entrance Hall

As you enter this property, you arrive in a large and spacious entrance hall with hardwood flooring. There are two storage cupboards in the hall and this leads off to the kitchen, living room and onto the bathroom and bedrooms. This area has been decorated in soft grey and sage green with spotlights to the ceiling and hardwood doors internally.

Kitchen Diner

20'11" x 15'10" (6.38 x 4.85)

An extensive and modern kitchen diner with slate effect tiled flooring, cream high gloss wall and base units with an AEG induction hob, stainless steel extractor fan and double ovens. This kitchen also has an integrated fridge and freezer, attractive wine chiller, integrated dishwasher and plumbing for a washing machine. The worktops compliment the flooring with the dark grey granite effect. There is also an aerial point and multiple plug sockets along with undercounter lighting and a chrome towel rail. This is a naturally bright room with two windows and double patio doors allowing you to really enjoy the views over the extensive gardens. Above the breakfast bar are three attractive pendant lights and on the main ceiling you find multiple spotlights.

Conservatory

8'3" x 9'10" (2.54 x 3.02)

Lounge

19'1" x 15'10" (5.83 x 4.85)

A comfortable room for the hub of the home, again, plenty of natural light from the bay window and patio doors allowing you to enjoy the views over the mature gardens. This room has been decorated in soft grey tones with a thick grey carpet to the floor and a fixed pendant light to the centre of the ceiling. This room also enjoys the benefit of a gas fire with marble hearth and solid wood mantle. There is an alcove which leads onto bedroom one.

Bedroom One

15'8" x 15'10" (4.78 x 4.85)

A fantastic, large double bedroom located at the rear of the property benefiting from double patio doors to enjoy the views over the lake and gardens. This room has also been decorated in natural tones with spotlights to the ceiling and thick grey carpets. This room also benefits from a walk in wardrobe!

Ensuite

Ensuite shower room which consists of a corner shower cubicle, dual flush WC and unit mounted round basin with mixer tap and lino flooring. The ensuite has been decorated in a dark wall panelling and has spotlights to the ceiling and grey worktops. There is also a window fitted with privacy glass to the side of the property.

Bedroom Two

10'11" x 10'8" (3.33 x 3.27)

Generous double bedroom which comes with fitted double wardrobes. Tastefully, decorated in white and soft grey with wooden panelling and thick grey carpets to the floor. There is a single pendant light in the centre of the room and a large window looking over the driveway and parking. This room leaves plenty of space for a double bed along with additional furniture.

Bedroom Three

10'11" x 9'8" (3.33 x 2.95)

Located at the rear of the property. This bedroom mirrors that

of bedroom two. With double fitted wardrobes, soft tones and white to the walls with the thick grey carpets and a single pendant light. This room also allows in a lot of natural light coming from the large window and has space for additional furniture.

Bedroom Four

9'10" x 8'11" (3.02 x 2.72)

Located just off of the hallway. This is another comfortable double bedroom with a single hanging pendant light and again decorated in natural white and soft grey tones. This room has a ash affect wooden laminate floor and views over the front of the property.

Family Bathroom

This large family bathroom comes with an 'P' shaped bath with shower fitted to the wall, mirrored medicine cabinets, white porcelain basin with chrome mixer tap and wall mounted WC with dual flush. Decorated in white with spotlights to the ceiling and an extractor fan. This room also has a large window shelf which has been tiled in neutral tone marble effect tiles which follow around the wall to the bath acting as splashbacks and matching the flooring.

Rear Garden

This fantastically unique garden is an experience in itself. North-westerly facing with a large patio leading out from all patio doors at the rear of the property. Leading onto the expensive lawns to the garden that is just under an acre in size, pathways around the mature greenery and also the old Appleby Magna fishing lake. This garden is mature with Apple trees as well as evergreens and perfectly framed therefore giving you maximum privacy.

Local Authority and Council Tax Band

NWLDC

Band E

Postcode for Sat Navs

DE12 7AU

Out of Hours Contact Arrangements

You can email us via our website, or you can 'Live Chat' via our website 24/7

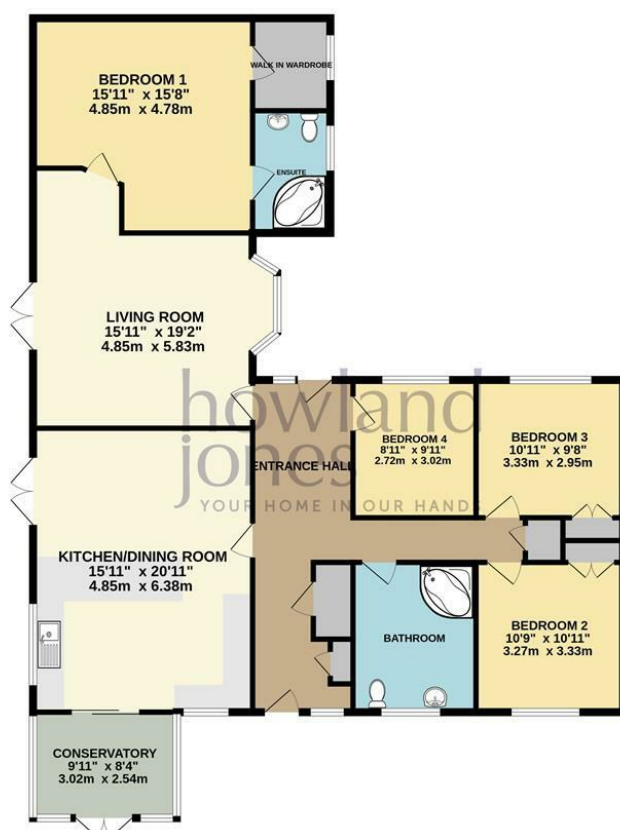
Property to sell?

We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.





GROUND FLOOR
1664 sq.ft. (154.6 sq.m.) approx.



TOTAL FLOOR AREA: 1664 sq.ft. (154.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax band: E. Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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