



6 GALLOPER HEIGHTS, LANGWATHBY





**STUNNING RED BRICK & STONE
PROPERTY SITUATED IN THE HEART
OF LANGWATHBY**

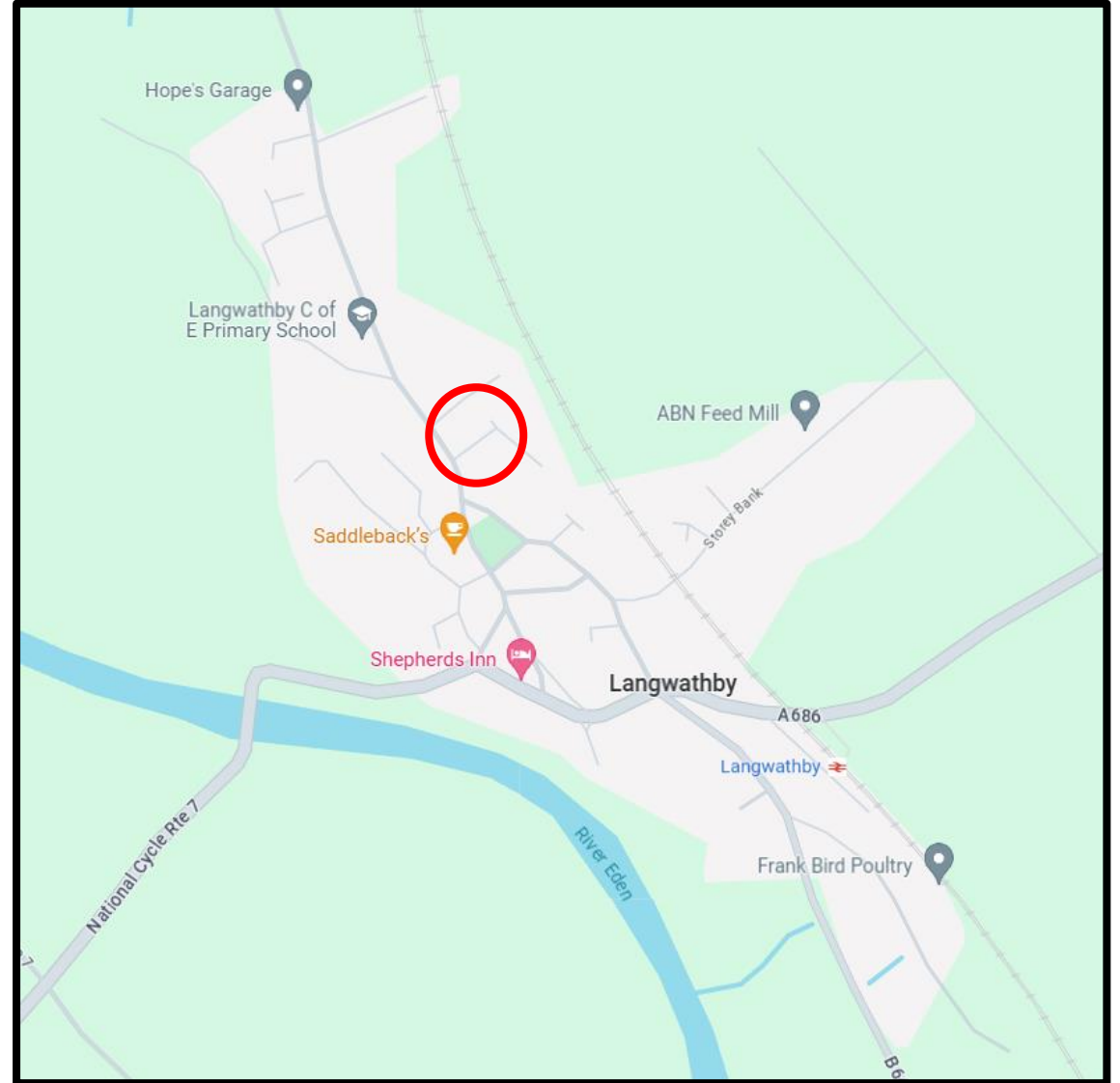
**LANGWATHBY IS A SOUGHT-AFTER VILLAGE
LOCATION, PEACEFUL COUNTRYSIDE BUT
ONLY A SHORT DRIVE TO PENRITH & THE M6
MOTORWAY**

**THE VILLAGE BENEFITS FROM A CHURCH, PUB,
PRIMARY SCHOOL, NURSERY, TRAIN LINE,
HAIRDRESSERS AND SHOP**



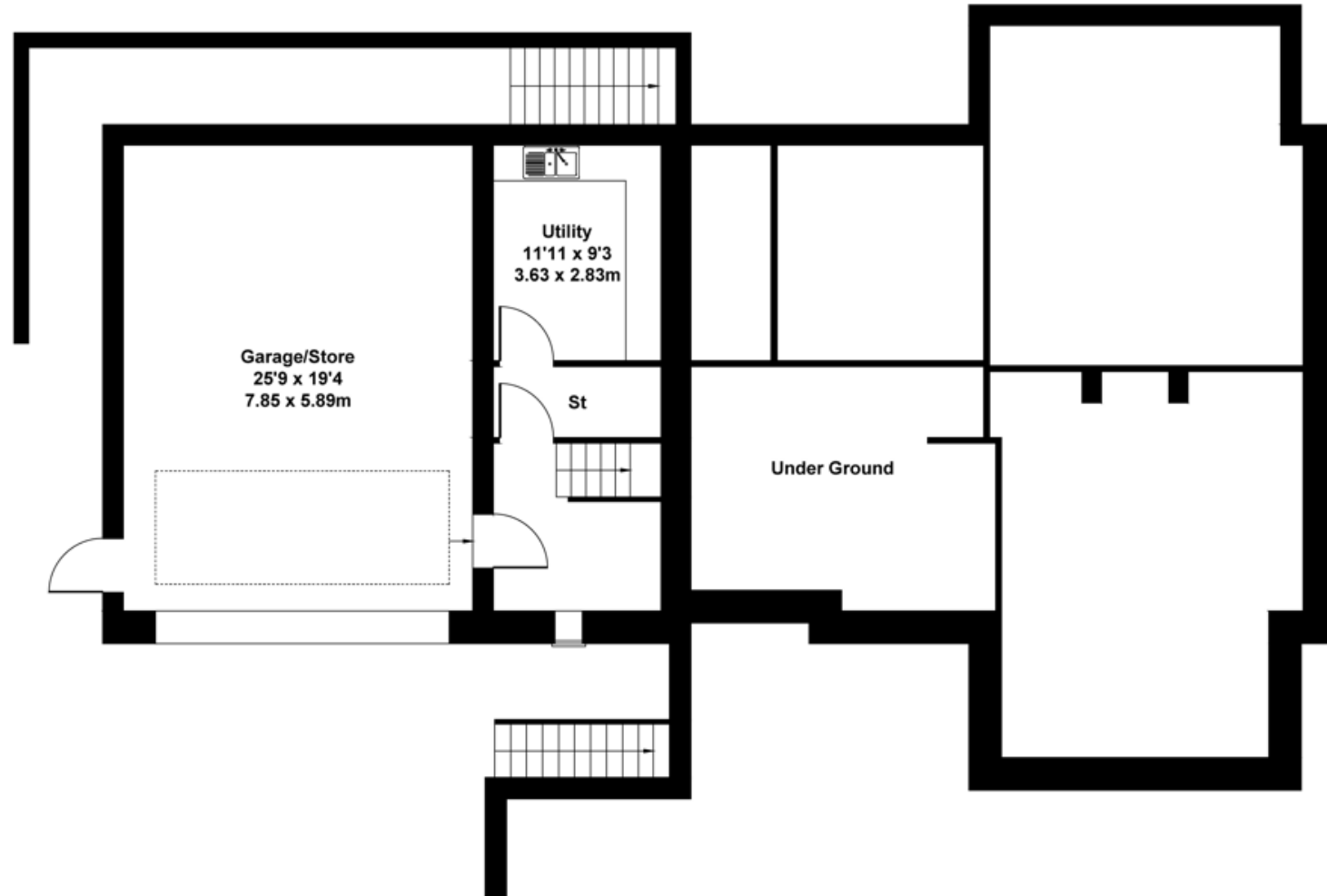
6 GALLOPER HEIGHTS

4-bed detached split-level bungalow with integral garage



FLOOR PLANS & ROOM SIZES - GROUND FLOOR

199sqm/2142sqft



GROUND FLOOR

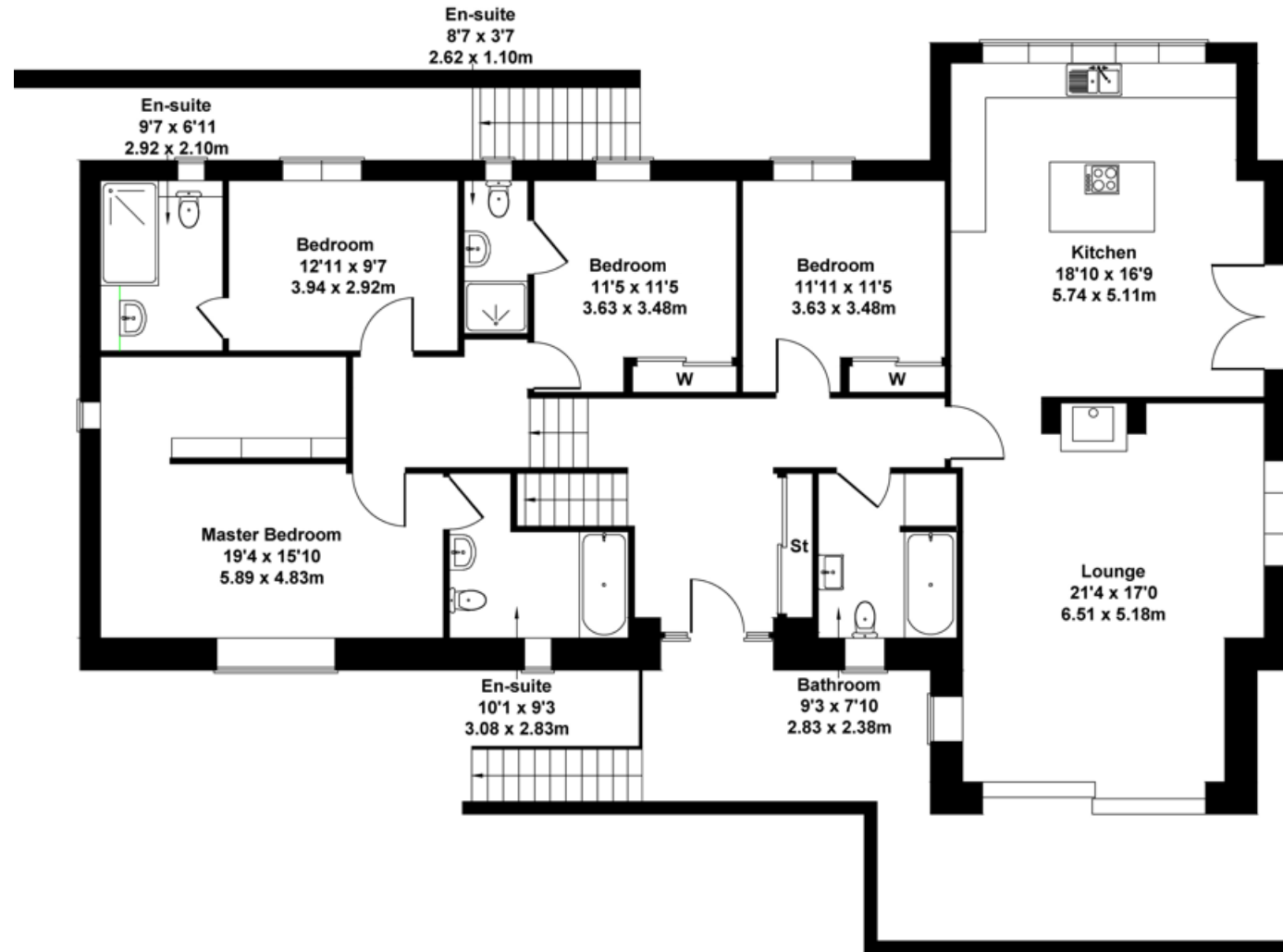
* Although JIW Properties has made every effort to ensure the accuracy of information shown, we reserve the right to amend/update the specification without prior notice.

*Please note: room sizes are approximate

* Disclaimer: Floorplans are for illustration purposes only and final product may vary

FLOOR PLANS & ROOM SIZES - FIRST FLOOR

199sqm/2142sqft



FIRST FLOOR

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6 GALLOPER HEIGHTS

4-bed detached split-level bungalow with integral garage

6 Galloper Heights is a spacious, detached 4-bedroom split-level bungalow situated on an exclusive development in Langwathby which has excellent views looking back towards Penrith and the Pennines.

The unique property is sitting in a spacious plot and offers a large open plan kitchen/dining area, living room, utility room, four double bedrooms, three ensuite shower rooms, one family bathroom & private block paved driveway leading up to an integral double garage.

Entrance Hall

Enter the property via a contemporary anthracite grey composite front door into the spacious and welcoming entrance hall which leads through to the other rooms, the staircase is accessed from hallway, too, leading to the master bedroom and bedroom 2. It is also complete with a storage cupboard;

Kitchen/Dining Room

The large kitchen/dining area offers great family living with a fully fitted and bespoke kitchen by Atlantis Kitchen's. You can customize the heart of the home to your taste and there is plenty of space for a dining table and additional soft seating if you wish. Patio doors provide access to your garden & patio area.

Living Room

A comforting living room takes in the beautiful views through the floor to ceiling glass sliding doors which also provides access to your garden, this room is South-West facing so you benefit from the sun all day long. The wood burning stove also creates a warm and cosy feel to the spacious room;

Utility Room

The practical utility room can be accessed from the garage or the external 'side door', making it easily accessible. It benefits from fitted units & worktop, sink and provisions for a washing machine and tumble dryer.

Master Bedroom

The master bedroom is a true retreat, featuring an ensuite bathroom, walk-in closet and an atmosphere of tranquillity;

En-Suite Shower Room

The ensuite shower room is tiled floor to ceiling and comprises of a bath, separate large thermostatic shower, toilet, basin & chrome towel rail;

Bedroom 2 & 3

Both bedrooms are well proportioned double bedrooms leading to their own ensuite shower rooms, bedroom 2 also benefits from a fitted wardrobe;

Bedroom 2 & 3 En-Suite Shower Room

The second & third ensuite shower room is also tiled, floor to ceiling, and comprises of a thermostatic shower, toilet, basin and chrome towel rail;

Bedroom 4

A large double bedroom;

Family Shower-Room

A generous sized family shower-room comprising of a large thermostatic shower, toilet, basin & chrome towel rail;

Garage

A functional double garage with an electric anthracite grey door. Also comprises of a pedestrian door and window. Plenty of room for storage if required.

INTERNAL FINISHES

- Beautiful kitchen supplied and fit by Atlantis Kitchens including all NEFF appliances
- Bathroom and ensuite's tiled from floor to ceiling
- Bathrooms fitted with contemporary sanitary ware:
 - Thermostatic shower, toilet, basin, chrome towel rail & bath (if applicable)
- LED lighting throughout
- Electric fixings to be a chrome finish
- Double glazed uPVC windows are white internally
- Oak internal doors with chrome door furniture
- Hard flooring to the kitchen/dining, utility room and hall
- Carpets included for the lounge, bedrooms and stairs
- Painted window boards except bathrooms where tiling will be included
- Painted soft wood skirting boards and architraves



EXTERNAL FINISHES

- Red stone fronted property with brick finish to the side and rear
- Slated roof
- Stepped garden includes stone retaining walls
- Turfed garden
- uPVC windows to be anthracite grey
- Composite front door
- Anthracite grey electric garage door
- Paved private patio outside the kitchen and lounge
- Block paved driveway and parking area
- Flagged path around the property
- Outside lights
- External electric socket



KITCHEN DESIGN



Atlantis Kitchens have designed the kitchen with passion and have made great use of the space available. The tall ceilings give the kitchen a light and airy feel.

You can customise the kitchen by choosing your own worktop and door style/colour.

NEFF appliances included comprise of the following:
Oven, microwave, warming drawer, 5-zone induction hob & integral fridge/freezer





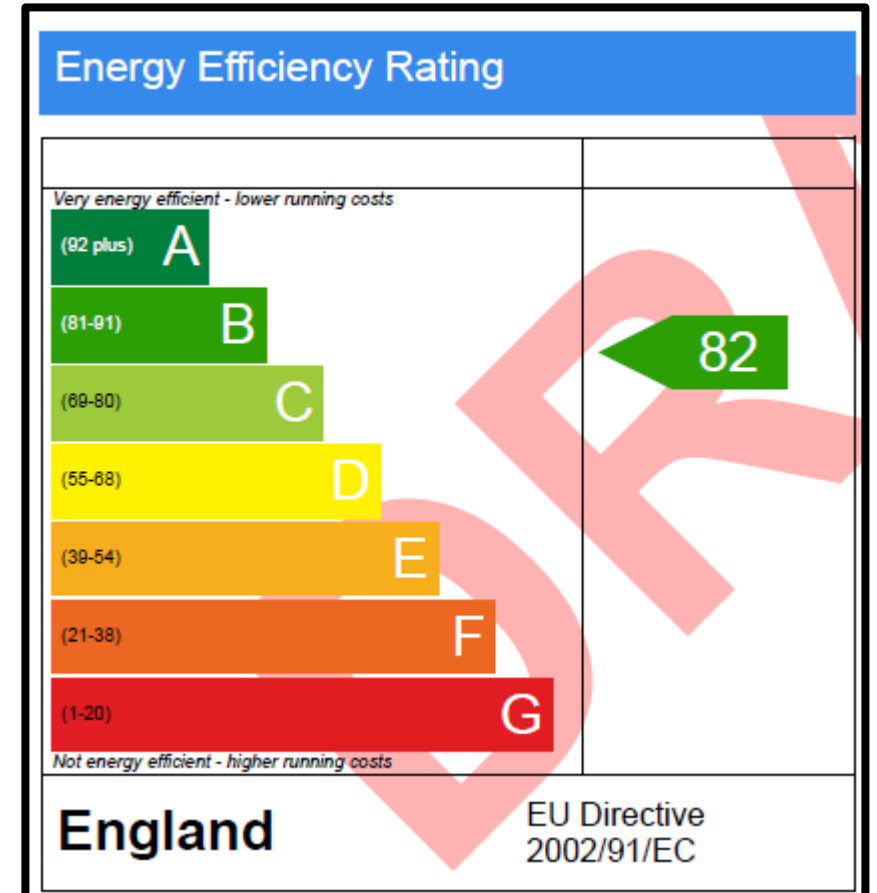
ATLANTIS
KITCHENS



ATLANTIS
KITCHENS

OTHER

- Heating fuel: air-source heat pump
- Underfloor heating on level 1 with radiators on level 2
- Burglar/smoke alarms included
- Cat6 data and internet distribution
- Council tax will be valued upon completion of the property
- Broadband connection is Fibre to the property
- 10 Year Latent Defects Insurance provided by Build Zone



YOUR *DREAM HOME* AWAITS

CONTACT US TODAY FOR MORE DETAILS

