

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

2 Goldington Drive, Bongate Cross, Appleby-In-Westmorland, Cumbria, CA16 6FE



- **Large, Smart and Stylish Detached Modern Family Home**
- **Hallway, Living Room, Snug/Office, Dining Kitchen, Utility Room and Cloakroom**
- **4 Double Bedrooms, En-Suite Shower and House Bathroom**
- **Off Road Parking + Detached Double Garage with Auto Door**
- **Attractive Gardens with a High Degree of Privacy and Direct Sunlight**
- **Mains Gas Central Heating via a Condensing Boiler**
- **uPVC Double Glazing**
- **Tenure - Freehold. Council Tax Band - F. EPC Rating B**

Price £465,000

Situated on the outskirts of the market town of Appleby, 2 Goldington Drive is a comfortable and stylish, modern and efficient executive detached family home with beautifully presented accommodation throughout comprising: hallway, living room, snug/office, dining kitchen, utility room and cloakroom. Four double bedrooms with en-suite to the principal and a house bathroom with a separate shower. The property also benefits from uPVC double glazing and gas central heating via a condensing boiler, giving an highly efficient rating of band B. Outside, there are gardens to the front and rear. off-road parking and a garage with an automatic door.

Location

From the centre of Appleby, head South on B6542. Take the road on the left after the Royal Oak pub, signposted Hilton & Murton, then turn left into Goldington Drive, number 2 is the first property on the left.

Amenities

Appleby is an attractive market town in the upper Eden Valley with a population of approximately 2,500 people and is of historical interest. The town has a range of shops, a Primary and a Secondary School. Leisure facilities include a Swimming Pool, an 18-hole golf course and bowling green. A larger shopping centre is Penrith 14 miles away. Penrith is a popular market town with a population of around 16,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage, gas and electricity are connected to the property.

Tenure

The vendor informs us that the property is freehold and the council tax is band F.

We have been informed by the vendor that there is an annual service charge for the maintenance of the communal areas in the sum of £125 payable in January.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a double glazed composite security door to the;

Hall 17'2 x 5'5 (5.23m x 1.65m)

Stairs lead to the first floor with natural wood handrail and spindles and a large cupboard below with a light. The flooring is Amtico, there is a radiator in a cover and oak panel doors off.

Living Room 29'10 x 13'11 (9.09m x 4.24m)

A living flame electric fire is set on a black granite hearth and back with a contemporary limestone surround. uPVC double glazed windows face to the front with plantation shutters and patio doors with windows to each side faces to the rear looking onto the garden. There are three double radiators, two TV aerial points and two telephone points.

**Office/Snug 13'5 x 10'9 (4.09m x 3.28m)**

A uPVC double glazed window faces to the front with plantation shutters and there is a single radiator, a TV and a telephone point.



Dining Kitchen 9'11 x 19'8 (3.02m x 5.99m)

Fitted with a range of contemporary Symphony "Minnesota" wood grain effect fronted units and a marble effect work surface incorporating a 1 1/2 single drainer sink with mixer tap and tiled splash back. There is a built in AEG electric double oven, combination microwave and a stainless steel extractor hood. There is an integral fridge freezer and dishwasher. The ceiling has recessed down lights and the flooring is Karndean. A uPVC double glazed window and patio door face to the rear and a door opens to the;



Utility Room 10'8 x 5'5 (3.25m x 1.65m)

Fitted with units to match the kitchen and a marble effect work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is plumbing for a washing machine and space for a tumble dryer. A wall cupboard houses a Vaillant gas fired condensing boiler which provides the hot water and central heating. The flooring is Karndean. There is a single radiator and a double glazed composite security stable door to the outside.



Cloakroom

Fitted with a contemporary toilet and wash hand basin. The walls are part tiled, the floor is vinyl tiled and there is an extractor fan and uPVC double glazed window.



First Floor- Landing

A built in airing cupboard houses the pressurised hot water tank and is shelved. A ceiling trap and a drop down ladder gives access to the part boarded insulated loft space with light. There is a single radiator, a uPVC double glazed window to the front and oak panel doors off.



Bedroom One 11'10 x 16'4 (3.61m x 4.98m)

Two uPVC double glazed windows to the rear looks onto the garden and there are two single radiators and a telephone point.



En-Suite 10'9 x 3'9 (3.28m x 1.14m)

Fitted with a toilet, a wash hand basin and a shower enclosure tiled to three sides with a mains fed shower. The walls are part tiled, the floor is vinyl tiled and the ceiling has recessed halogen down lights. There is a heated towel radiator, an extractor fan, a shaver socket and uPVC double glazed window.



Bedroom Two 13'4 x 10'10 (4.06m x 3.30m)

A uPVC double glazed window with plantation shutters faces to the front and there is single radiator, and a TV point.



Bedroom Three 12'3 x 11'4 (3.73m x 3.45m)

A uPVC double glazed window with plantation shutters faces to the front and there is single radiator, and a TV point.



Bedroom Four 9'5 x 16'4 (2.87m x 4.98m)

Two uPVC double glazed windows face to the rear overlook the garden. There are two single radiators and a TV aerial point.

Bathroom 7'3 x 10'2 (2.21m x 3.10m)

Fitted with a white toilet, wash hand basin, bath with center mounted taps and a separate shower enclosure tiled to three sides with a mains fed shower over. The walls are part tiled, the flooring is vinyl tiled and the ceiling has recessed down lights. There is a heated towel rail, an extractor fan and uPVC double glazed window.



Outside

To the front of is a garden to lawn with a flagged path to the front door and across the width of the house.

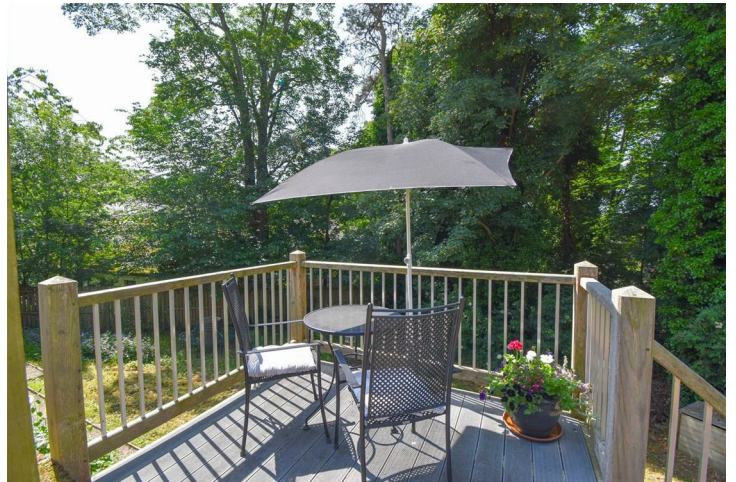


To the rear is an enclosed garden mainly to lawn with an Indian sandstone patio across the house.

There is a brick wall and fence around the boundary with gate to the side, the parking area and the side garden and gravel paths.



The gate from the main garden opens to a decked veranda with steps down to a large garden area to grass with a series of paths through, raised beds and is bounded to one side with mature broadleaf trees.



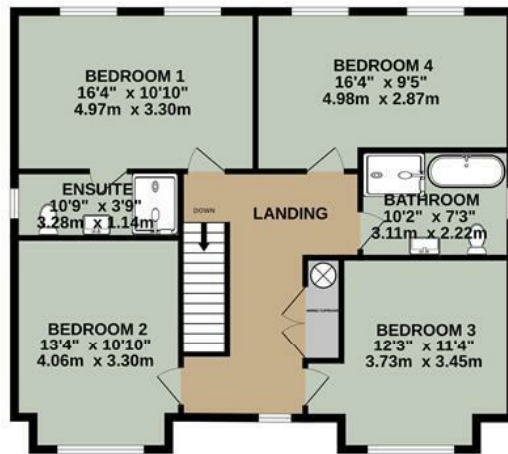
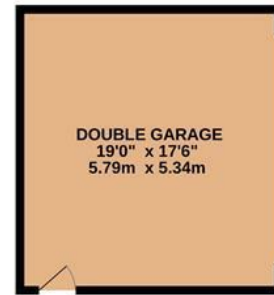
The gardens enjoy a high degree of privacy and benefit from the afternoon and evening sunlight.

Beyond the garden is a block paved drive with off road parking for two cars and access to the;



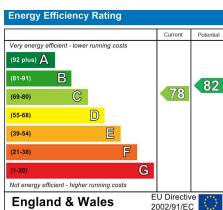
Garage 17'6 x 19' (5.33m x 5.79m)

Having an automatic up and over door, light and power and a door into the garden.



TOTAL FLOOR AREA : 2262 sq.ft. (210.1 sq.m.) approx.

Whilst 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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