



10 Drawbriggs Court, Appleby-In-Westmorland - CA16 6JA

Guide Price £365,000

PFK

10 Drawbriggs Court

Appleby-In-Westmorland

Nestled in a desirable town location, is this immaculate 3 bedroom detached bungalow, boasting a well-proportioned accommodation throughout. The property offers ample living space for a growing family or those wishing to occupy a home with a well-thought out layout and versatile space.

The accommodation briefly includes a welcoming entrance hall, with the living quarters to one side and the bedrooms to another, living room which opens through to the dining area, kitchen, utility, WC, 5 piece bathroom and three bedrooms. Benefitting from the delightful low maintenance patio garden to the rear, providing a tranquil outdoor retreat, the elevation of the property affords far-reaching views from within the residence itself. The property also benefits from an adjoining single garage and generous driveway parking, ensuring convenience for multiple vehicles.

- Immaculate 3 bedroom detached bungalow
- Well-proportioned accommodation throughout
- Adjoining single garage
- Ample driveway parking
- Desirable town location
- Delightful low maintenance patio garden
- Council Tax Band - D
- EPC - TBC
- Tenure - Freehold





Hallway

Accessed via a part-glazed uPVC front door, the welcoming entrance hall grants access to the living room, WC, three bedrooms and a family bathroom. Loft access, with ladder fitted and part boarded loft space. Carpet and radiator fitted.

Living Room

20' 7" x 12' 8" (6.27m x 3.86m)

A beautiful, spacious front aspect room which opens through to the dining area, complete with window seat, electric fire set within a brick surrounds and feature display recesses. Carpeted and radiator fitted. Opening through to dining area.

Dining Room

13' 2" x 11' 8" (4.01m x 3.56m)

Enjoying rear aspect patio doors which lead out to the garden, this is a bright room, well-positioned as a dining area, however flexible as to its use. Carpet and radiator fitted. Door into the kitchen.

Kitchen

10' 1" x 9' 8" (3.08m x 2.95m)

Positioned to the rear aspect, this well equipped kitchen comprises a range of wall and base units, with glass fronted cabinetry and topped in a complementary work surfacing. Tiled splashbacks run along the units and into the recess which houses useful drawers and the integral hob. Additional integrated appliances include the eye-level oven, microwave, waste disposal unit and dishwasher. A 1.5 sink with drainer and mixer taps sit beneath a rear aspect window and a breakfast bar provides an area to sit. Door leads into the utility room. Tiled flooring and radiator fitted.





Utility

4' 11" x 9' 8" (1.49m x 2.95m)

A useful utility benefits from wall, base and tall units complete with a complementary worksurface and a stainless steel sink with drainer. There is space to accommodate a freestanding fridge/freezer and a washing machine. A part-glazed uPVC door leads out to the side of the property. Tiled flooring and radiator fitted.

WC

Comprising WC and basin with tiled splashback. Extractor fan, carpet and radiator fitted.

Bedroom 1

12' 0" x 19' 1" (3.65m x 5.82m)

A superb principal bedroom, situated to the rear of the property and enjoying far reaching views. With an abundance of space, this room houses an array of fitted units, including sizeable wardrobes, dressing area and drawers. A window seat over-looks the attractive rear garden. Carpet and radiator fitted.

Bedroom 2

8' 5" x 13' 5" (2.56m x 4.09m)

A front aspect double room. Carpet and radiator fitted.

Bedroom 3

6' 2" x 10' 1" (1.87m x 3.08m)

A charming single bedroom with window to the side aspect. Carpet and radiator fitted.

Bathroom

A generous bathroom housing an immaculate five-piece suite including a WC, bidet, basin upon a vanity unit, bath and fully tiled shower cubicle. An integral cupboard provides storage and the light switch for feature lighting that runs along the bath tub. An obscured glazed window is positioned to the side of the property and an extractor fan, carpet and radiator has been fitted.





Garage

17' 1" x 9' 4" (5.21m x 2.84m)

Adjoining the property and with a pedestrian door to the side, is the single garage. The wall-mounted boiler is housed in the garage, as is the consumer unit. Tap installed.

Garden

A delightful low maintenance garden sits to the rear of the property and is an attractive and complementary combination of flagged patio, gravel border and two corner beds housing established shrubbery. There is a useful tap within the garage and access to the front of the property down either side, via flagged pathways. Secure fencing offers excellent privacy.

DRIVEWAY

3 Parking Spaces

A sizeable area of block paving provides excellent parking facilities for approximately 3 vehicles.



ADDITIONAL INFORMATION

Services

Mains connected gas, water, electricity and drainage. Double glazing throughout. Gas central-heating. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Directions

From Penrith, travel along the A66 eastbound, taking the turn off for Appleby and follow the road through town, past the Sands and the bowling green. Turn left into Drawbriggs Lane, and left again into Drawbriggs Mount. The property is on the left hand side, past a turning circle and towards the head of the cul-de-sac.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.



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Approximate total area*

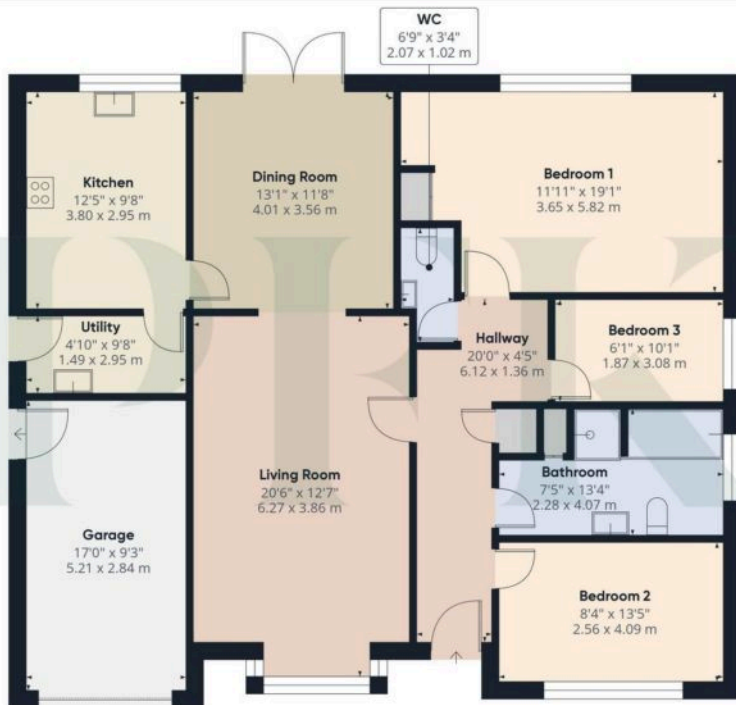
1363.67 ft²
126.69 m²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustration purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

DRAFT 360





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