Superior Homes

Royston & Lund

4 Sunset Close

Appleby Magna | DE12 7DJ

Guide Price £725,000

Guide Price £725,000-£750,000

Occupying an enviable position within a small and exclusive development in the highly sought-after village of Appleby Magna, this impressive four bedroom detached family home enjoys a generous plot with open countryside just moments away. Beautifully presented throughout and offering versatile accommodation including a detached double garage, this property is perfectly suited to modern family living.

The welcoming entrance hall provides access to all principal ground floor rooms and features a staircase rising to the first floor, along with a convenient downstairs WC. Positioned to the front of the property, the formal dining room is a versatile reception space, enhanced by decorative feature panelling and a large southeast-facing window that fills the room with natural light, making it equally suitable as a home office, snug or playroom.

The spacious living room is an inviting space to relax, centred around a striking feature fireplace incorporating a contemporary wood-burning stove. Full-width bi-folding doors seamlessly connect the living room to the impressive orangery, creating a superb entertaining space. Flooded with natural light from a magnificent roof lantern with inset ceiling lighting, the orangery also benefits from further bi-folding doors opening directly onto the rear garden and additional access into the kitchen.

Undoubtedly the heart of the home is the beautifully designed open-plan kitchen and dining room. Offering an abundance of high-quality wall and base units, extensive worktop space and a substantial central island with breakfast bar seating, it provides the ideal setting for both everyday family life and entertaining. There is ample room for an informal seating or dining area, while a separate utility room offers further storage, appliance space and direct access to the rear garden.

- GUIDE PRICE £725,000 - £750,000
- Desirable Location of Appleby Magna
- Four Bedroom Detached Family Home
- Three Bathrooms & Ground Floor WC
- Stunning Orangery with Roof Lantern
- Spacious Kitchen/Dining Room with Island Worktop
- Living Room with Wood Burning Stove
- Detached Double Garage
- Council Tax: F // EPC: B
- Freehold

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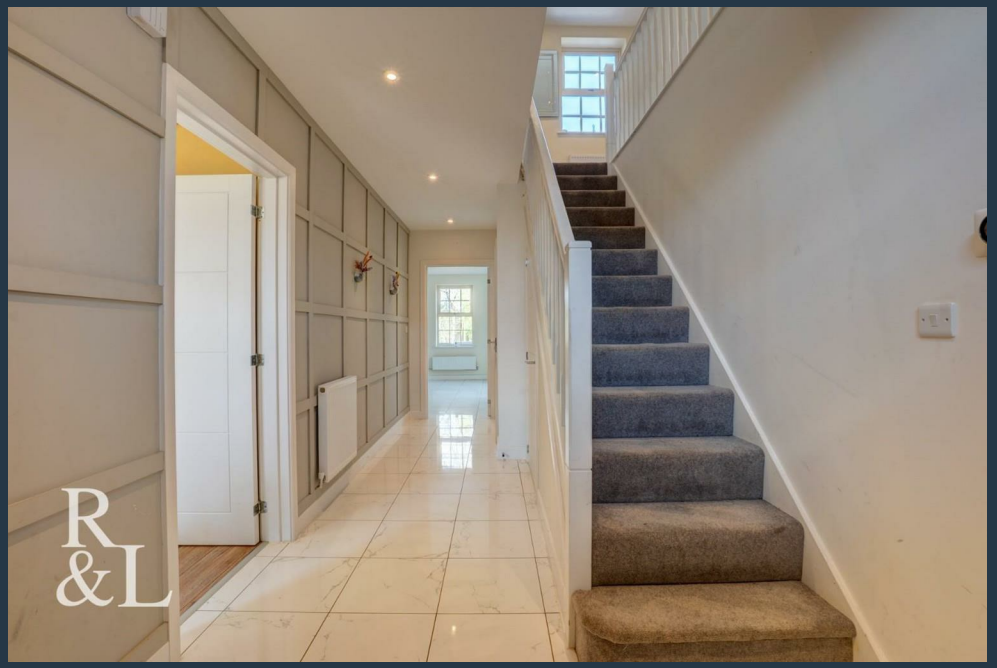

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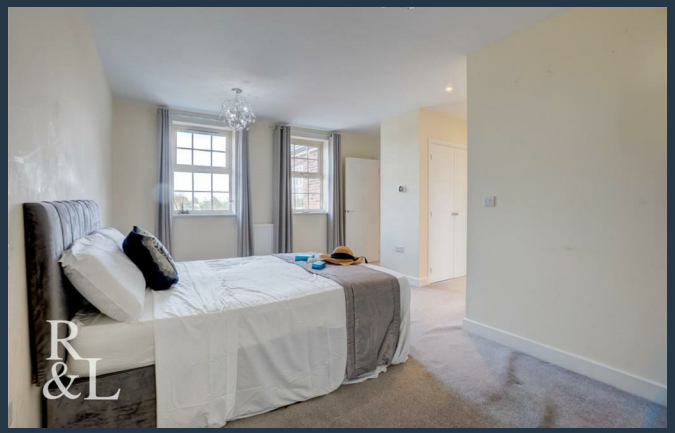

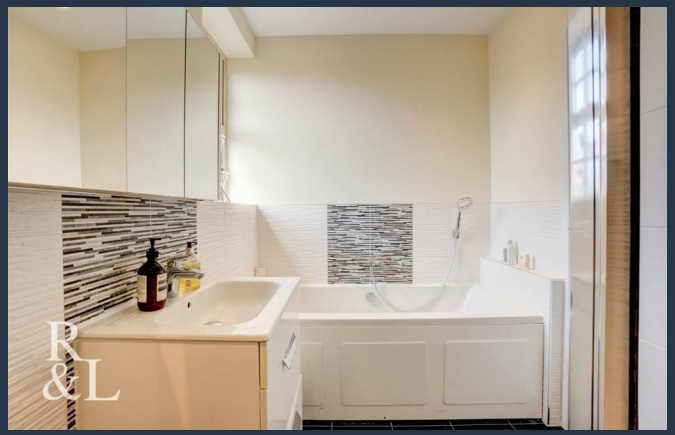

The first floor opens onto a spacious landing, where views across the impressive roof lantern below and towards the surrounding countryside create an immediate sense of space. The principal bedroom is exceptionally generous and enjoys the luxury of a stylish en-suite featuring both a separate shower enclosure and bath. A second double bedroom also benefits from its own contemporary en-suite shower room, while two further well-proportioned double bedrooms are served by a beautifully appointed family bathroom complete with both a separate shower and bath.

Externally, the property continues to impress. A substantial block-paved driveway provides off-street parking for numerous vehicles and leads to a detached double garage. The rear garden enjoys an excellent degree of privacy and has been thoughtfully landscaped with an established selection of trees, shrubs and borders surrounding a generous lawn. A paved patio provides the perfect setting for outdoor seating and al fresco dining, making this a wonderful garden for both relaxing and entertaining.

For more information:
https://reports.sprift.com/property-report/?access_report_id=5477436

*Buyers note: Property includes an annual Estate Fee. Please enquire for further information.

Freehold

Total area: approx. 239.1 sq. metres (2573.9 sq. feet)

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EPC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(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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