



Drawbriggs Lane | | Appleby-In-Westmorland | CA16 6HY

£325,000



david britton
ESTATES

Key features

- Detached Bungalow
- Corner Plot
- Lounge
- Dining room
- Sun room
- 3 bedrooms, Main bedroom with en-suite
- Integral double garage
- Kitchen with utility
- Secluded rear gardens

Description

Superb three bedroomed detached Bungalow, set on a spacious corner plot in the bustling Historic market town of Appleby.

Welcome to Edenlea a superb detached three-bedroom bungalow set in the bustling historic market town of Appleby, this property sits proudly on an expansive corner plot and offers superb space, versatility, and curb appeal. Upon approach, a welcoming entrance hallway leads to well-proportioned living spaces designed for comfort and practical living. The living room provides a warm setting for family life and entertaining, while the separate dining room offers a dedicated space for formal meals or relaxed gatherings.

A light-filled sun room extends the living footprint and features doors that open to the garden, creating a seamless indoor-outdoor flow ideal for enjoying the town's fresh air and sunshine. The adjacent kitchen includes a useful utility area, enhancing everyday practicality and storage. The home comprises three good-sized bedrooms, each providing ample space for rest and personalisation. The main bedroom also has the benefit of an en-suite shower room, A well laid out family bathroom completes the accommodation. Externally, the property benefits from a substantial front garden and a driveway offering parking for several vehicles, alongside an integral double garage that provides secure garaging and additional storage possibilities. To the rear, a manicured lawn and tidy boundaries create a tranquil outdoor space suitable for relaxation, al fresco dining, or play.

Situated minutes from Appleby Town Centre, residents have access to a range of independent shops, cafés, restaurants, schools, and supermarkets. The historic core also features cultural highlights, with the remarkable Appleby Castle adding to the town's charm and appeal. This bungalow combines suburban practicality with town-center convenience, presenting an excellent opportunity for buyers seeking a well-positioned home in a vibrant, historic community. A viewing is highly recommended to appreciate the property's full potential.

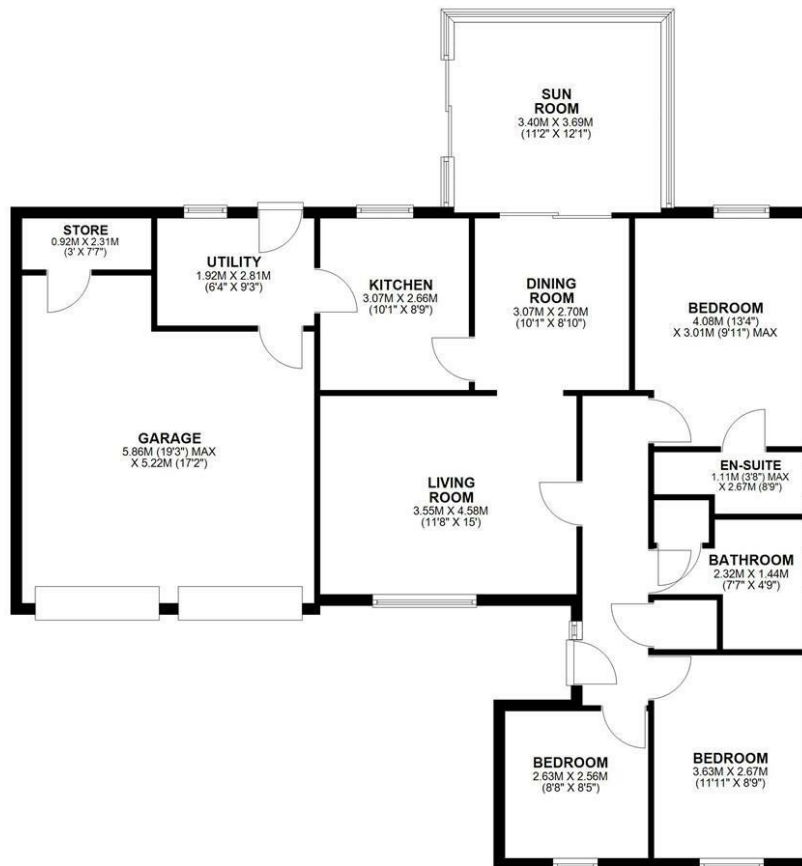




Floor plans

GROUND FLOOR

APPROX. 129.5 SQ. METRES (1394.3 SQ. FEET)



TOTAL AREA: APPROX. 129.5 SQ. METRES (1394.3 SQ. FEET)

All measurements and details within this floorplan are approximate and are provided for illustrative purposes only. While every reasonable effort has been made to ensure accuracy, no responsibility is accepted for any errors, omissions, or misstatements. This floorplan should not be relied upon as a statement of fact and does not form part of any offer or contract. Prospective purchasers are advised to verify all measurements and details to their own satisfaction. Fixtures, fittings, services, systems, and appliances shown have not been tested and no warranty is given as to their operability or efficiency.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	67
(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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