



15 Goldington Drive, Bongate Cross – CA16 6FE

Guide Price £435,000

**PFK**

## 15 Goldington Drive

Beautifully presented and extensively upgraded throughout, this impressive four-bedroom detached family home offers spacious and versatile accommodation finished to an exceptional standard.

The ground floor comprises a welcoming lounge, a stylish open-plan kitchen diner ideal for modern family living and entertaining, a practical utility room, and a bright conservatory overlooking the rear garden.

To the first floor, the property features a generous master bedroom complete with a contemporary en-suite shower room, three further double bedrooms, and a luxurious four-piece family bathroom.

The current owners have significantly enhanced the property, creating a home that is both elegant and functional, with high-quality finishes evident throughout.

Externally, the landscaped rear garden provides a wonderful outdoor space, featuring a paved patio area, attractive pergola seating area, well-maintained lawn, and beautifully manicured flower beds, offering the perfect setting for relaxation and entertaining.

To the front, there is driveway parking and a garage which has been thoughtfully converted for additional use, complete with French doors, creating a versatile space suitable for a home office, gym, hobby room, or additional reception area.

- Detached family home
- 4 Bedrooms
- Landscaped garden
- Driveway parking



## ACCOMODATION

### Hallway

12' 5" x 5' 10" (3.79m x 1.79m)

### Kitchen

21' 6" x 10' 11" (6.55m x 3.33m)

### Utility Room

7' 4" x 5' 6" (2.23m x 1.68m)

### Living Room

21' 5" x 12' 4" (6.54m x 3.77m)

### Conservatory

10' 8" x 8' 6" (3.25m x 2.58m)

### Wc

6' 6" x 3' 0" (1.97m x 0.91m)

### Landing

15' 10" x 3' 4" (4.83m x 1.01m)

### Bedroom 1

11' 1" x 10' 8" (3.38m x 3.25m)

### Ensuite Bathroom

8' 6" x 5' 8" (2.58m x 1.73m)

### Bedroom 2

12' 4" x 10' 7" (3.75m x 3.23m)

### Bedroom 3

10' 5" x 8' 10" (3.17m x 2.69m)

### Bedroom 4

11' 5" x 8' 7" (3.47m x 2.62m)

### Bathroom

7' 3" x 6' 9" (2.20m x 2.07m)





## ADDITIONAL INFORMATION

### Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

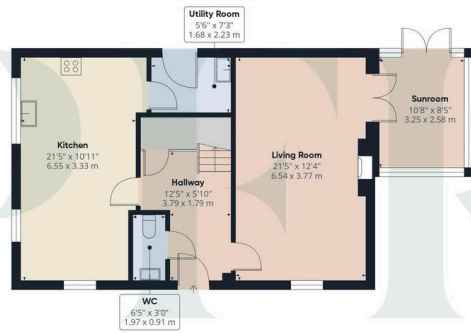
### Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.





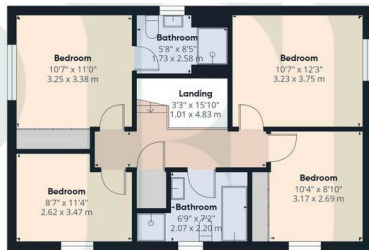
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Floor 0

Approximate total area<sup>(1)</sup>

1397 ft<sup>2</sup>  
129.7 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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