



**56 Goldington Drive, Bongate Cross – CA16 6FE**

Guide Price **£240,000**

**PEK**

# 56 Goldington Drive

Bongate Cross, Appleby-In-Westmorland

## Modern Three-Bedroom Semi-Detached Home

Built in 2017 by Story Homes, this beautifully presented **three-bedroom semi-detached property** offers spacious, well-designed accommodation ideal for modern family living. Enjoying a convenient location and finished to a high standard throughout, the home combines contemporary style with practical features and a welcoming feel.

The accommodation begins with a **welcoming entrance hall**, providing access to the **living room, kitchen/dining room, ground-floor WC**, and a **useful understairs storage cupboard**.

The **living room**, positioned to the front of the property, is a generous and light-filled space — perfect for relaxation or entertaining. To the rear, the **kitchen/dining room** stretches the full width of the home, fitted with a stylish range of **cream gloss wall and base units** topped with **wood-effect work surfaces and upstands**. Integrated appliances include an **eye-level double oven, four-burner gas hob with extractor, fridge/freezer**, and **washing machine**. There is ample space for dining furniture, and **French doors** open directly to the rear garden, creating a lovely indoor-outdoor flow.

To the **first floor**, the sense of light and space continues. The **landing** includes an airing cupboard housing the cylinder and leads to **three well-proportioned bedrooms**. The **principal bedroom**, positioned to the front, benefits from a **modern ensuite shower room** with WC and basin. Two further bedrooms sit to the rear, complemented by a **well-appointed family bathroom** featuring a three-piece suite with bath, basin, and WC.



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Externally, the property enjoys a **deceptively spacious and private rear garden**, arranged over **two levels**. The lower level provides a **flagged patio area** ideal for outdoor dining, while the upper level is laid with **artificial lawn** and bordered by an attractive **flower bed**. An **outdoor tap** adds convenience, and a **pathway** leads to the front, where a **block-paved driveway** offers **off-road parking for two vehicles**.

Built with quality and thoughtful design, this property presents an excellent opportunity for buyers seeking a **modern, low-maintenance home** in a **desirable and well-connected location**.





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Appleby is an historic market town located just 14 miles south-east of Penrith and Junction 40 of the M6. The A66 bypasses the town and gives good access to the north the LDNP and also to the A1 at Scotch Corner. The town is served by a variety of small supermarkets, general shops, schools, numerous sports clubs and a railway station on the scenic Carlisle to Settle Line.

- Attractive 3 bed semi-detached home
- Well-proportioned accommodation
- Generous low maintenance rear garden
- Driveway parking for two vehicles
- Ensuite facilities to the principal bedroom
- Desirable and convenient location
- Tenure - Freehold
- Council Tax Band - C
- EPC Rating - B



## ACCOMMODATION

### Entrance Hall

13' 1" x 6' 2" (3.99m x 1.89m)

### WC

3' 3" x 6' 1" (1.00m x 1.86m)

### Living Room

15' 8" x 11' 3" (4.78m x 3.43m)

### Kitchen / Dining

9' 0" x 16' 5" (2.75m x 5.01m)

## FIRST FLOOR

### Landing

### Family Bathroom

8' 4" x 5' 6" (2.55m x 1.67m)

### Bedroom 1

10' 9" x 12' 2" (3.28m x 3.72m)

### En-suite

7' 8" x 3' 10" (2.34m x 1.17m)

### Bedroom 2

9' 2" x 8' 9" (2.79m x 2.67m)

### Bedroom 3

9' 1" x 7' 3" (2.77m x 2.21m)

## EXTERNALLY

### Rear Garden and Driveway Parking - 2 vehicles

### Management Fee

We understand that there is an annual Management Fee for the Estate, which for 2024/2025 was circa. £135.



## ADDITIONAL INFORMATION

### 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.

### Directions

What3Words - ///cakewalk.toned.hedgehog From Penrith take the A66 east, turning off at sign for Appleby. Turn left at T-junction, follow road into town (do not cross bridge), continue past Co-op and up the hill. As you head down the hill again, continue past The Royal Oak, following the road up the hill and then take the first left turn, immediately after Appleby Grange. Take the second left onto the Orchard Close estate and follow the road which will lead to a right bend, take the next left after this bend onto Rookery Lane and the second right onto Goldington Drive where you will find the property on the right hand side, second one along.

### Referrals & 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 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.







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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>81</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		



## PFK Estate Agents

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