

15 Goldington Drive, Bongate Cross, Appleby, CA16 6FE

Guide Price **£415,000**

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







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)

Tenure: Freehold, Council Tax: Band E, EPC rating C













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 (Napthens 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.

Directions:

15 Goldington Drive can be located by using the postcode CA16 6FE or by using What3Words: ///niece.ropes.typhoon

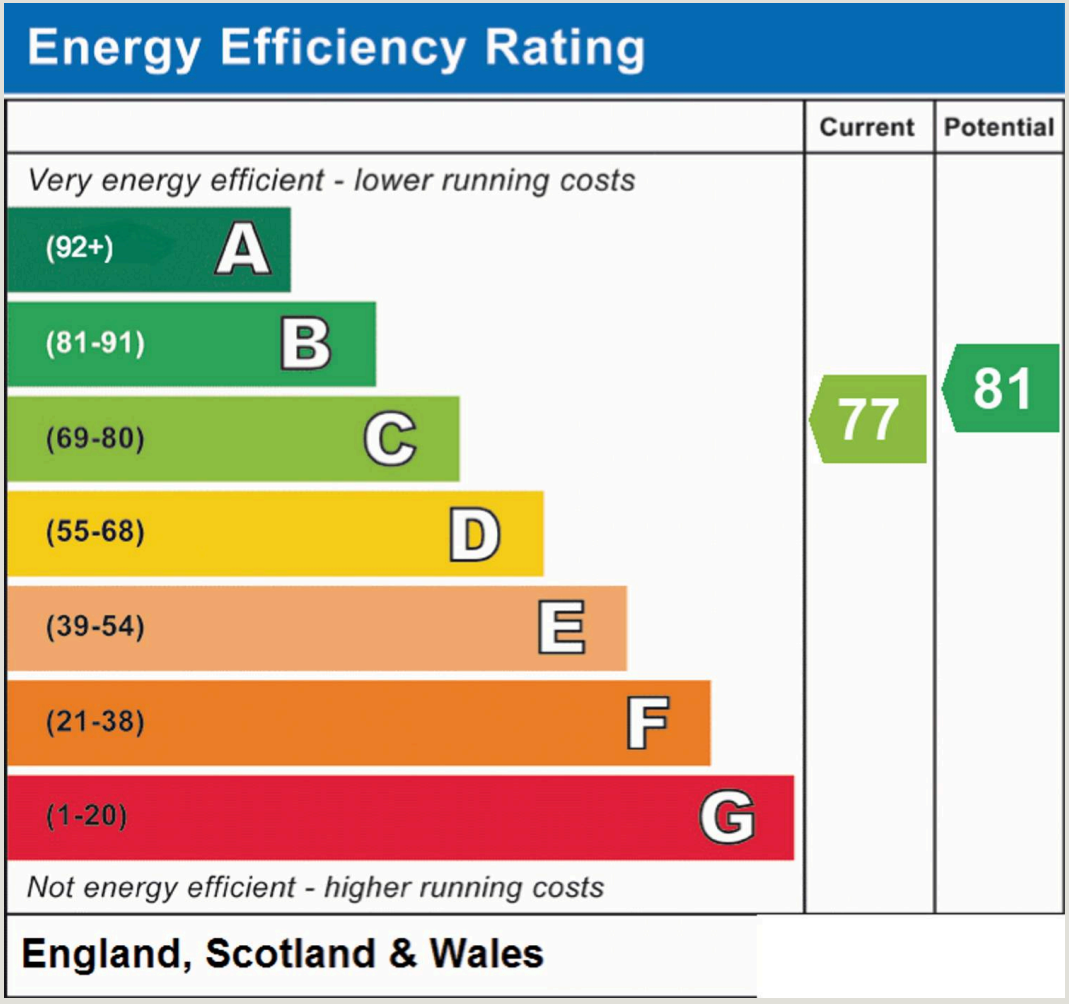









Utility Room
5'6" x 7'3"
1.68 x 2.23 m
Kitchen
21'5" x 10'11"
6.55 x 3.33 m
Hallway
12'5" x 5'10"
3.79 x 1.79 m
Living Room
21'5" x 12'4"
6.54 x 3.77 m
Sunroom
10'8" x 8'5"
3.25 x 2.58 m
WC
6'5" x 3'0"
1.97 x 0.91 m
Floor 0
Bedroom
10'7" x 11'0"
3.25 x 3.38 m
Bathroom
5'8" x 8'5"
1.73 x 2.58 m
Landing
3'3" x 15'10"
1.01 x 4.83 m
Bedroom
10'7" x 12'3"
3.23 x 3.75 m
Bedroom
8'7" x 11'4"
2.62 x 3.47 m
Bathroom
6'9" x 7'2"
2.07 x 2.20 m
Bedroom
10'4" x 8'10"
3.17 x 2.69 m
N
W
E
S
Floor 1
PFK
Approximate total area(1)
1397 ft²
129.7 m²
(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


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
77
81
England, Scotland & Wales



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