ARNISON HEELIS
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GOLDINGTON DRIVE, APPLEBY-IN-WESTMORLAND

GUIDE PRICE £389,950

Located on the popular Orchard Place development this stunning detached house provides generous accommodation. Spacious kitchen-dining room, large sitting room with patio doors, utility and cloaks to the ground floor. 4 bedrooms, 1 en-suite and family bathroom upstairs. Enclosed garden and garage.

- EPC Rating B
- Detached Property
- No Onward Chain
- Popular Residential

The Property Ombudsman

Local Amenities
Appleby, the former County Town of Westmorland, stands on a bend of the River Eden. The town provides an excellent range of day-to-day facilities including primary and secondary schools, varied shops, hotels, churches, public houses, swimming pool, and station on the scenic Settle to Carlisle Railway. Boroughgate, the attractive, tree-lined main street, is dominated at its head by the imposing Appleby Castle with its Norman keep, and at its foot by the handsome Parish Church of St. Lawrence, last resting place of Lady Anne Clifford. The A66 trans-Pennine trunk road, which now bypasses the town, gives good access to Penrith/M6.

Entrance Hall
A spacious entry with understairs cupboard, radiator and stairs leading off.

Cloakroom/WC
Having part tiled walls, WC and handbasin, radiator.

Living Room
w: 12' 2" x l: 21' 5"
3.70m x 6.52m Generously proportioned with window to the front aspect, fire in stone surround, patio doors to the garden and 2 radiators.

Kitchen/Dining Room
w: 10' 11" x l: 21' 5"
3.34m x 6.52m A superb, dual aspect room with a spacious dining area and well equipped kitchen with a range of white gloss wall and base units plus a large larder cupboard. Gas hob with splash back and extractor hood over, integrated fridge freezer and dishwasher, stainless steel 1.5 sink and drainer. 2 radiators and door to:-

Utility
w: 5' 11" x l: 7' 3"
1.8m x 2.22m With wall and base units complementary to those in kitchen, wood effect worktops, space/plumbing for washing machine, wall mounted boiler (housed within one of the units), uPVC part glazed door providing access to rear of the property.

FIRST FLOOR
A spacious landing with doors to all first floor rooms. Cupboard housing the hot water cylinder.

Master Bedroom
w: 10' 7" x l: 10' 8"
3.22m x 3.35m A bright, rear aspect double bedroom with a wall of fitted wardrobes, radiator and access to :-

En-suite
w: 5' 5" x l: 8' 6"
1.66m x 2.59m Tiled to half height and having obscured window to rear aspect, large, fully tiled, walk in shower cubicle, wash hand basin, WC and heated towel rail.

Bedroom 2
w: 10' 7" x l: 12' 2"
3.23m x 3.71m Window to the rear aspect and radiator.

Bedroom 3
w: 10' 5" x l: 10' 8"
3.18m x 3.24m Window to the front aspect and radiator.

Bedroom 4
w: 8' 6" x l: 10' 11"
2.58m x 3.34m Window to the front aspect with radiator.

Family Bathroom
w: 6' 9" x l: 10' 2"
2.05m x 3.11 An excellent family bathroom, partially tiled walls, bath with shower attachment, fully tiled shower cubicle, wash hand basin, WC, heated towel rail, extractor fan and obscured window.

Outside
Driveway parking to the side of the house. Gated access to the rear garden which is fully enclosed, mainly laid to lawn with patio areas.

Garage
Detached from the property itself. Up and over door, electric power supply and light.

Valuation
If you are considering selling your home, then Arnison Heelis would be delighted to provide you with a free valuation, without obligation. For further details, please contact us on 01768 890750

Services
Mains water, gas, electricity and drainage. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Tenure
We understand that the tenure of the property is freehold but Title Deeds have not been examined.

Viewings
Strictly by appointment through the sole agent, Arnison Heelis, telephone 01768 890750.

Agents Note
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part











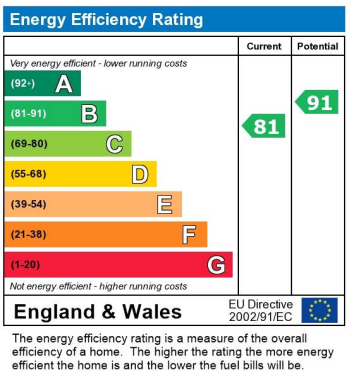


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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.