ARNISON HEELIS
ESTATE AGENTS

45 King Street
Penrith, Cumbria CA11 7AY
sales@arnisonheelis.co.uk
www.arnisonheelis.co.uk
01768 890750









BROOKLANDS GRANGE, PENRITH

GUIDE PRICE £550,000

Situated in a tranquil cul-de-sac, this FOUR bedroom detached home offers an idyllic family lifestyle. The property has been lovingly extended by the current vendors to a very high specification and includes a wonderful bespoke kitchen/family room and magnificent outside entertainment area.

- Four Bedrooms (Two En -Suite)
- Beautifully Appointed
- Finished To A High Standard
- Views

The Property Ombudsman

Entrance Vestibule
With cloaks hanging storage cupboard and bench.

Hallway
Spacious hallway with tall radiator, understairs cupboard and stairs off.

Living Room
w: 16' 2" x l: 16' 6"
4.94m x 5.03m With windows to the front aspect, electric stove with surround, recessed shelving and cupboards, radiator.

Cloakroom/Utility Room
WC, hand basin in storage unit, storage cupboards, part panelled walls, plumbing and space for washing machine and dryer, window and radiator.

Kitchen
w: 10' 8" x l: 14' 10"
3.26m x 4.52m Fitted with a MARSHALL MASON designed kitchen comprising of a larder cupboard, integrated dishwasher, cupboards and drawers with stone worktops, central island with stone worktop and inset double porcelain sink, breakfast bar seating area, wine cooler and rack, space for American style fridge freezer, SMEG range cooker with mirrored splashback, 2 windows to the side.

Dining Area
w: 10' 4" x l: 19' 6"
3.16m x 5.95m With 2 tall radiators, window and patio doors to the garden.

Family Room
w: 12' 7" x l: 18' 1"
3.84m x 5.51m With bi-fold doors to the garden, tall radiator, recessed shelving, electric stove in recessed fireplace.

FIRST FLOOR
Landing with loft access and window. Airing cupboard housing the boiler and water cylinder.

Master Bedroom Suite
w: 12' 10" x l: 13'
3.91m x 3.95m Window with open views to the front, radiator below, walk in wardrobe with hanging rails and shelving.
En-suite with mains fed shower in large tiled enclosure with glass screen, sink in vanity unit, WC, heated towel rail and window.

Bedroom 2
3.93m x 4.05m Window to the rear with radiator below, fitted wardrobes.
En-suite with thermostatic shower in enclosure, window to the side, WC, sink in vanity and heated towel rail.

Bedroom 3
w: 10' x l: 10' 11"
3.04m x 3.32m Window to the rear with radiator below.

Bedroom 4
2.98m x 3.45m Window to the front with open views, radiator.

Bathroom
Fitted with a 3-piece suite comprising of panelled bath with glass screen and thermostatic shower over, WC, sink in vanity unit, part tiled walls, heated towel rail, obscured window.

Outside
Lawned garden to the front with driveway parking and large gravelled area.
Entertaining area to the rear with composite decking, covered BBQ are with built in pizza oven, tandoor oven, Weber gas BBQ. Steps lead up to a vegetable plot, further seating area and large lawn.

Directions
Leaving Penrith, head south-west on Corm Market/ A592 towards Great Dockray. Continue onto Great Dockray, turning left onto Princess Street and left onto Crown Square. Turn right onto King Street/ A6. Continue to follow A6. Turn left onto Roper Street, merging onto Carleton Road/ Route 71. Turn left onto Oak Road and left onto Rimington Way. Continue onto Brooklands Grange. The property is at the top of the cul-de-sac.

Services
Mains water, electricity, gas and drainage.

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

Agents Note
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

A comprehensive Material Information summary is available upon request.













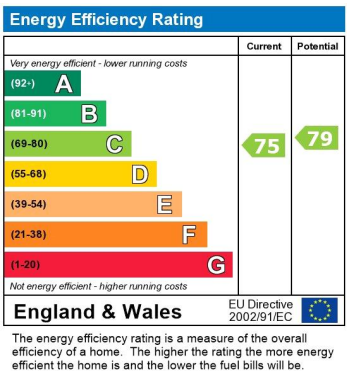
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GROSS INTERNAL AREA
TOTAL: 181 m²
FLOOR 1: 104 m², FLOOR 2: 77 m²
EXCLUDED AREAS: ENTRANCE PORCH: 5 m²
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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.