| Brough Sowerby | Kirkby Stephen | CA17 4EG

Guide Price £385,000

david britton
ESTATES

Key features

- 3 bedroom bungalow set in a generous plot of around 0.4 acres
- Offering 1300sqft of living accommodation
- Recently extensively refurbished
- nNew heating & electrics
- open plan living/dining area
- traditional kitchen
- 3 bedrooms
- bathroom
- conservatory
- extensive lawned garden and patio area
- parking area to the front and two small outbuildings
- stunning views
- rural yet accessible

Description

Enjoying wonderful views across to the far reaching fell, this recently refurbished, detached 3 bedroom bungalow sits in a generous plot of around 0.4 acres. Offering 1300sqft of living accommodation, this spacious bungalow is immaculately presented throughout as it has undergone an extensive refurbishment project with all new heating, electrics and is in a turn key condition. There has a traditional dining kitchen, open plan living /dining room with feature fireplace, conservatory with stunning views, three double bedrooms, all with beamed ceilings and a modern family bathroom.

Externally to the rear there is extensive lawned garden and patio area, bordered by trees and shrubs. The bungalow has its own parking area to the front and two small outbuildings. Located in a rural yet accessible position with stunning fells in all directions, the A685 to Kirkby Stephen and the A66 is close-by, giving easy access into the Yorkshire Dales National Park and Lake District National Park. A wealth of local amenities are available in Kirkby Stephen where there are a host of independent shops, schools, cafes and leisure activites.
This wonderful property is not likely to stay on the market for long and a viewing is highly recommended.
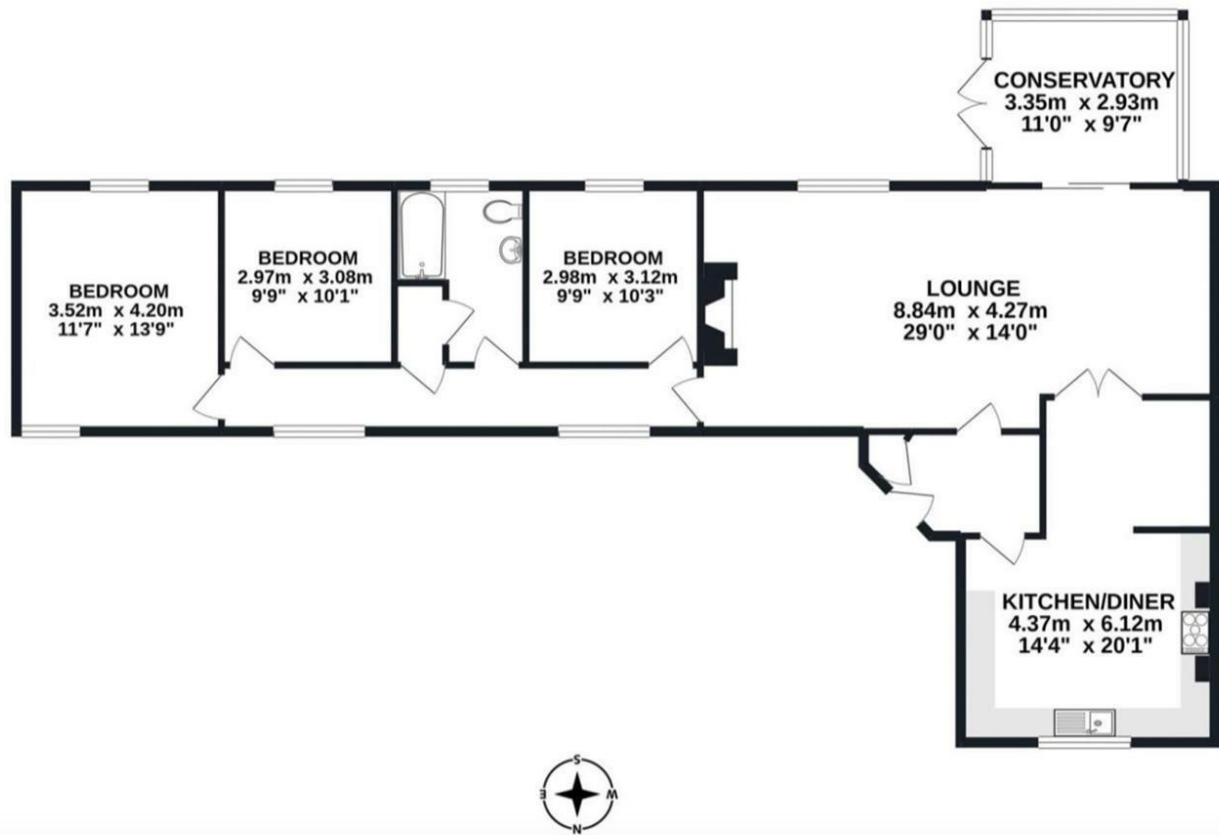
** Viewing strictly by appointment only **

Directions

Floor plans

GROUND FLOOR
121.1 sq.m. (1304 sq.ft.) approx.

CONSERVATORY
3.35m x 2.93m
11'0" x 9'7"

BEDROOM
3.52m x 4.20m
11'7" x 13'9"

BEDROOM
2.97m x 3.08m
9'9" x 10'1"

BEDROOM
2.98m x 3.12m
9'9" x 10'3"

LOUNGE
8.84m x 4.27m
29'0" x 14'0"

KITCHEN/DINER
4.37m x 6.12m
14'4" x 20'1"

TOTAL FLOOR AREA : 121.1 sq.m. (1304 sq.ft.) approx.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		

England & Wales | EU Directive 2002/91/EC

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