



Goldington Drive | Appleby





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Freehold





A Beautifully Immaculate Family Home On The Popular Orchard Place Development. A Rare Opportunity To Buy A Truly Detached Home Which Stands On A Large Plot And Has Parking For Multiple Vehicles. Set amongst a variety of stylish homes, number 32 stands proud on a large plot and gives a sense of space as it looks out onto a quiet lane that winds its way through Goldington Drive. Green spaces are abundant and gives a softness to the landscape that few developments offer. Park your car on the large driveway at the side of the house and walk along the pathway that leads up to the smart porch covered composite front door.



Admire the red brick construction which is reminiscent of the glory days of the golden railway era and if you are lucky, enjoy the gentle roll of a passing steam train, as the house has the most glorious view of the world famous Settle to Carlisle line. Walk into the spacious Hallway where you are greeted by a very stylish interior. Moduleo flooring with a mixture of warm and cooler tones runs through the Hallway and into the Kitchen diner, giving a very even flow of space. From the Hallway we can access the large and bright Family Lounge, the Downstairs WC, the Kitchen Diner and the staircase which leads to the upper landing. For now, let us explore the Family Lounge and the views onto the Garden...



This charming family home offers an array of inviting spaces, starting with the warm and inviting family lounge. Spaciously designed to accommodate the entire family for movie nights and gatherings, this room exudes warmth and relaxation. Natural light pours in through dual aspect windows, creating an incredible ambiance. The sash-style UPVC windows provide picturesque views of the tranquil lane, while the large patio doors grant direct access to the walled and private garden.

Across the hallway, a seamless transition leads to the expansive Kitchen Diner, where ample storage solutions ensure an organized space for both culinary enthusiasts and family gatherings. Wall and floor-mounted cupboards elegantly handle kitchen clutter, complemented by a stylish large larder unit adjacent to the integral fridge freezer.

The generously sized dining area easily accommodates a spacious dining table, ideal for memorable family feasts. Furthermore, this area conveniently conceals laundry on wash days, complete with plumbing for a washing machine. The Valiant gas boiler nestles neatly in the same cabinetry as the kitchen, providing additional storage options.

A capacious pantry cupboard serves as overflow food storage or a discreet hideaway for vacuum cleaners and household items. A glazed door grants access to the side of the house, where refuse and recycling bins find their place. The Moduleo flooring seamlessly connects the Kitchen, ensuring both style and practicality.

Adjacent to the staircase, a spacious and stylish WC awaits, boasting Moduleo flooring that extends into the space. Textured tiles cover approximately 3/4 of the walls, adding a touch of elegance. This room features a low flush WC and a modern pedestal sink.

Ascending the wooden balustrade staircase, the upper floor unveils breathtaking views of Blencathra to the west. Here, you'll find three beautiful bedrooms, a family bathroom, and an airing cupboard. Loft access is conveniently located above head height on this landing.

The Master Suite, adorned in neutral tones, offers a peaceful view of the open landscape and the Settle to Carlisle Railway. This room easily accommodates a king-sized bed and offers ample space for free-standing furniture. A large sliding door wardrobe, finished in white gloss, can be included in the sale, if desired.

Bedroom Two enjoys garden views and is a bright and inviting space, currently configured as a single room but easily accommodating a double bed.

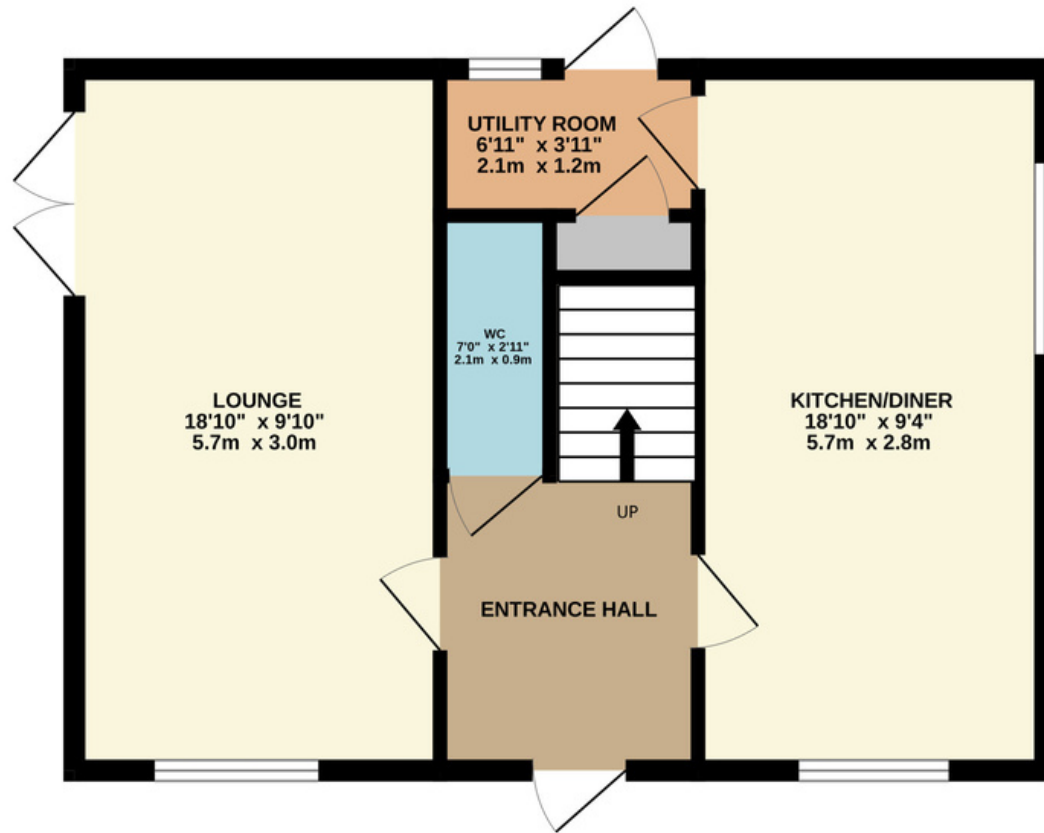
Bedroom Three currently serves as a home office for the vendors but can effortlessly be reimagined as another double bedroom.]

Finally, the sumptuous bathroom provides a perfect retreat to relax and unwind after a long day. A full-sized bathtub with a mains-fed, hand-held shower attachment offers the ultimate relaxation. Modern tiling adds warmth to the muted colour scheme, and the bathroom is completed with a low flush WC and a pedestal sink.

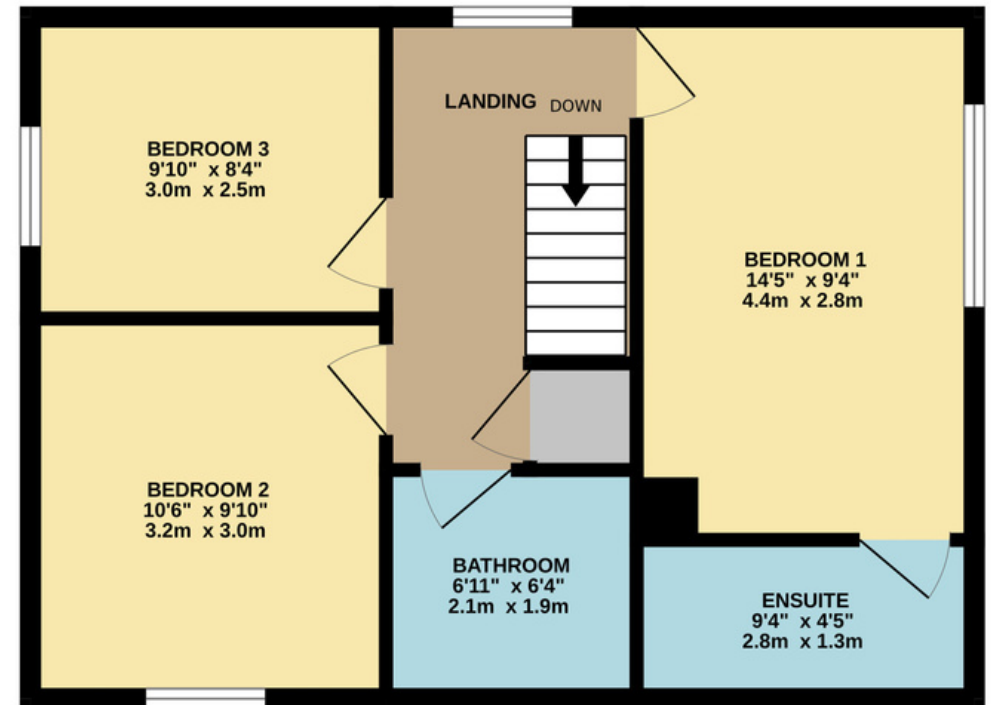




GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (91.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Essentials



Crown and
Cushion Inn
1.0 mile



Co-Op
0.8 miles



Royal Oak Inn
0.4 miles



Boots
Pharmacy
1.0 mile





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