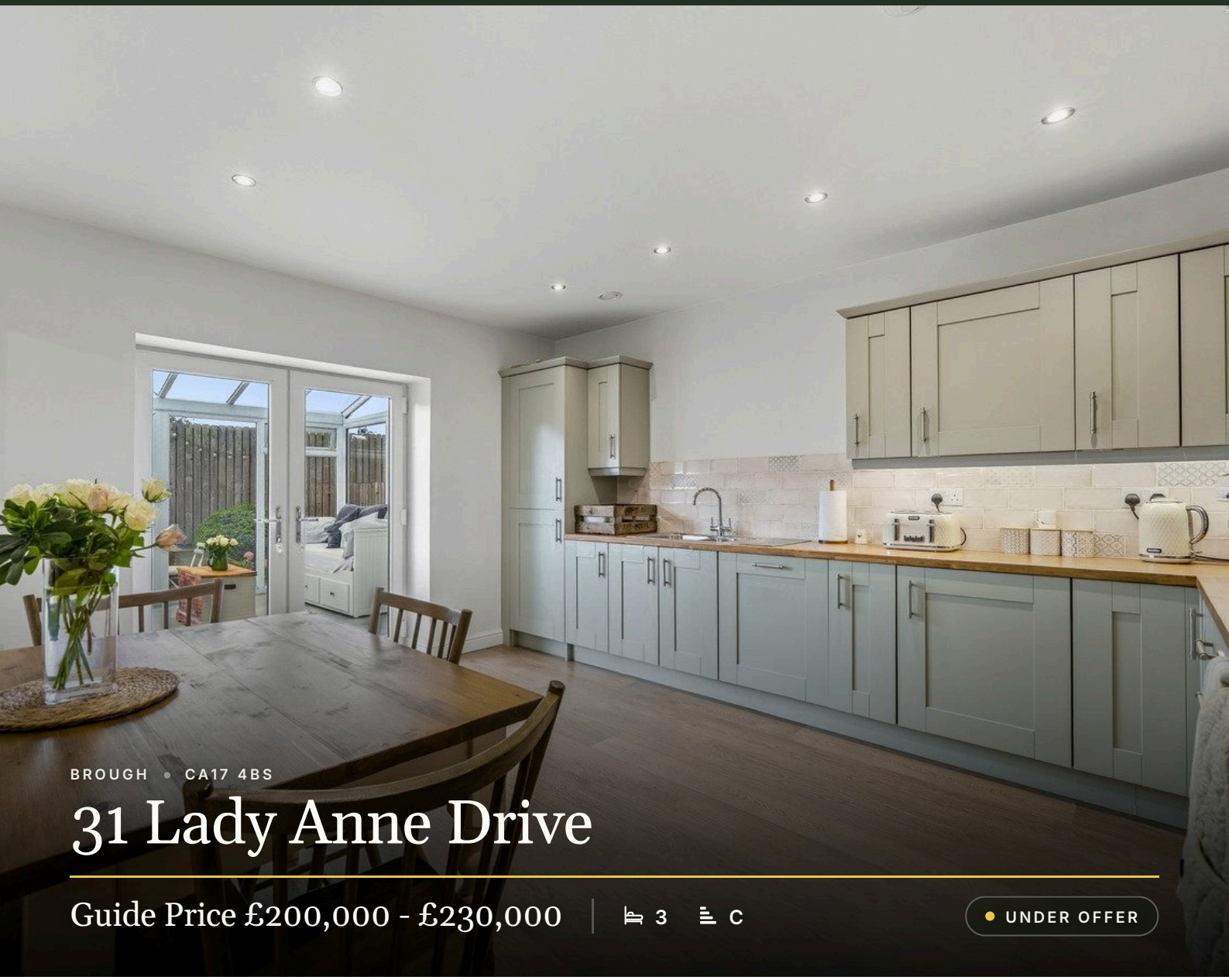
J.R. HOPPER & Co. Est. 1886



BROUGH • CA17 4BS

31 Lady Anne Drive

Guide Price £200,000 - £230,000 | 3 | C

UNDER OFFER

AT A GLANCE

- Superb Three-Bedroom Home
- Spacious Lounge
- Generous Kitchen Diner
- Bright Conservatory
- Utility Room & Ground Floor Cloakroom
- Contemporary House Bathroom
- LPG Central Heating
- Off-Road Parking
- Enclosed Rear Garden
- Home Ventilation System

LEYBURN 01969 622936 | HAWES 01969 667744 | SETTLE 01729 825311 | KIRKBY STEPHEN 01768 258002

Central Chambers, Market Place, Leyburn, DL8 5BD · enquiries@jrhopper.com · www.jrhopper.com

THE PROPERTY

Superb Three-Bedroom Home

31 Lady Anne Drive is a modern and beautifully presented three-bedroom home, situated in the popular town of Brough, Cumbria.

Brough has a village shop, primary school, outreach post office, a hotel, public house and cafes. There are regular bus services to Kendal and Penrith and easy access to the Carlisle – Settle Railway at Kirkby Stephen and Appleby. Secondary schools are either the highly regarded Kirkby Stephen or Appleby Grammar schools. The town is just five miles from the popular market town of Kirkby Stephen which itself has a variety of day-to-day amenities including supermarket, general shops, banks, hotels, public houses, restaurants and various sporting facilities. Brough is also close to the A66 for Scotch Corner (A1[M]) and Penrith (M6), the Lakes and Carlisle and to the south via Kirkby Stephen to Tebay (M6) for Kendal and Lancaster.

Offering spacious and well-planned accommodation, 31 Lady Anne Drive is ideal for those looking for a comfortable, contemporary home with excellent everyday practicality.

The ground floor provides a welcoming entrance hall leading to a spacious lounge, featuring a modern media wall and attractive décor. There is also a useful cloakroom, a generous and stylish kitchen diner providing an excellent space for both everyday family life and entertaining, and a separate utility room. A conservatory extends the living space further and provides pleasant views and access to the rear garden.

To the first floor are three bedrooms, comprising two good-sized double bedrooms and a well-proportioned single bedroom, together with a modern house bathroom.

Externally, the property benefits from off-road parking to the front, while the rear garden provides a private stone flagged, and low maintenance space, ideal for relaxing or enjoying al fresco dining.

The property is presented in excellent condition throughout, with modern décor, quality carpets and a contemporary finish. Further benefits include LPG central heating and double glazing.

A superb opportunity to acquire a modern, ready-to-move-into home in a popular and convenient Cumbrian location.

“

Spacious Lounge

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GALLERY

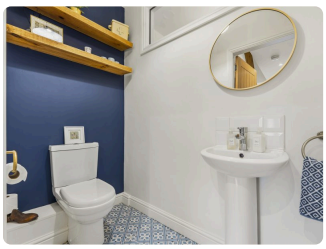
Every room, inside and out















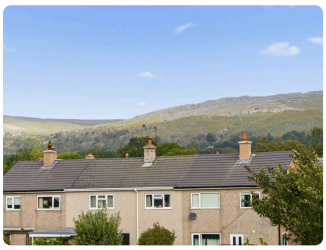


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GALLERY








REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through 31 Lady Anne Drive properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE
VIDEO VIEWING

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THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Entrance Hall

Lovely bright entrance hallway. Karndean wood effect flooring. Wall mounted radiator. Understairs storage cupboard.

Cloakroom

Lovely modern cloak room. Modern patterned tiled floor. WC. Washbasin. Wall mounted shelves. Integral window to utility room.

Living Room

Spacious living room. Fitted carpet. Feature media wall cabinet. Wall lights. Wall mounted radiator. Window to front.

Kitchen

Spacious modern kitchen diner. Karndean wood effect flooring. Range of wall and base units, with modern shaker style doors and drawers. Stainless steel sink and double drainer. Integrated fridge and freezer. Integrated dishwasher. Electric oven, grill and microwave. Gas hob and extractor hood. Space for dining table. Wall mounted radiator. Double doors to conservatory.

Utility Room

Excellent utility room. Karndean Wood effect flooring. Unit with stainless steel sink and drainer. Plumbing for washing machine and space for tumble dryer. Wall mounted pantry shelves. Integral window to cloak room. Wall mounted radiator.

Conservatory

Beautiful suntrap conservatory. Tiled floor. Wall lights. Windows on 3 aspects. Door leading to garden.

02 FIRST FLOOR

Stairs & Landing

Fitted carpet. wall mounted radiator. Loft access. Shelved storage cupboard.

Master Bedroom

Good double bedroom. Fitted carpet. Modern shaker style panelling on 1 wall. Wall mounted radiator. Generous built in wardrobe. Window to front.

Bedroom Two

Double bedroom. Fitted carpet. Wall mounted radiator. Built in wardrobe. Window to rear.

Bedroom Three

Good single bedroom or ideal home office. Fitted carpet. Bespoke fitted desk and storage. Wall mounted radiator. Built in storage cupboard. Window to front.

Bathroom

Modern bathroom. Modern patterned tiled floor and partly tiled walls behind the wash basin, bath and shower. WC. Wash basin. Bath. Shower cubicle. Frosted window to rear. Heated towel rail. Extractor fan. Built in airing cupboard, housing the hot water cylinder. Frosted window to rear.

03 OUTSIDE

Front

Off road parking for 2-3 vehicles. Gate to rear garden. Space for bench and planters.

Rear Garden

Lovely suntrap and private rear garden. Stone flagged patio with raised border garden and mature shrubs and flowers. Outside tap

AGENTS NOTES

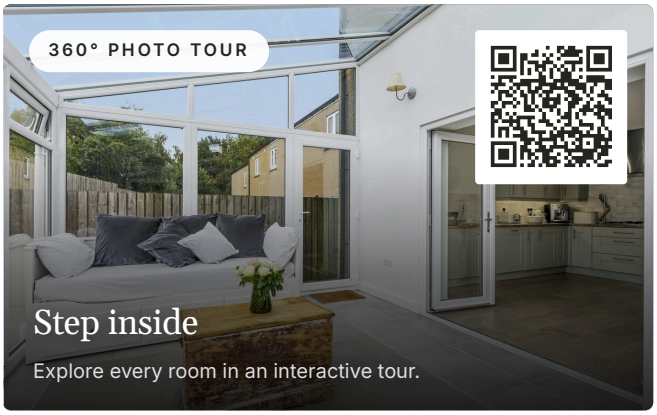
LPG Gas (underground tank in rear garden) Freehold Local Authority: Westmorland & Furness Council Council Tax: Band B – £1,951 p.a. Conservation Area: No Flood Risk: Very Low Mobile Coverage: EE, Vodafone, Three & O2 Broadband: Basic 21 Mbps / Ultrafast up to 1,800 Mbps TV: BT & Sky available

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ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.



DOCUMENTS & LINKS

EPC - 27th June 2023

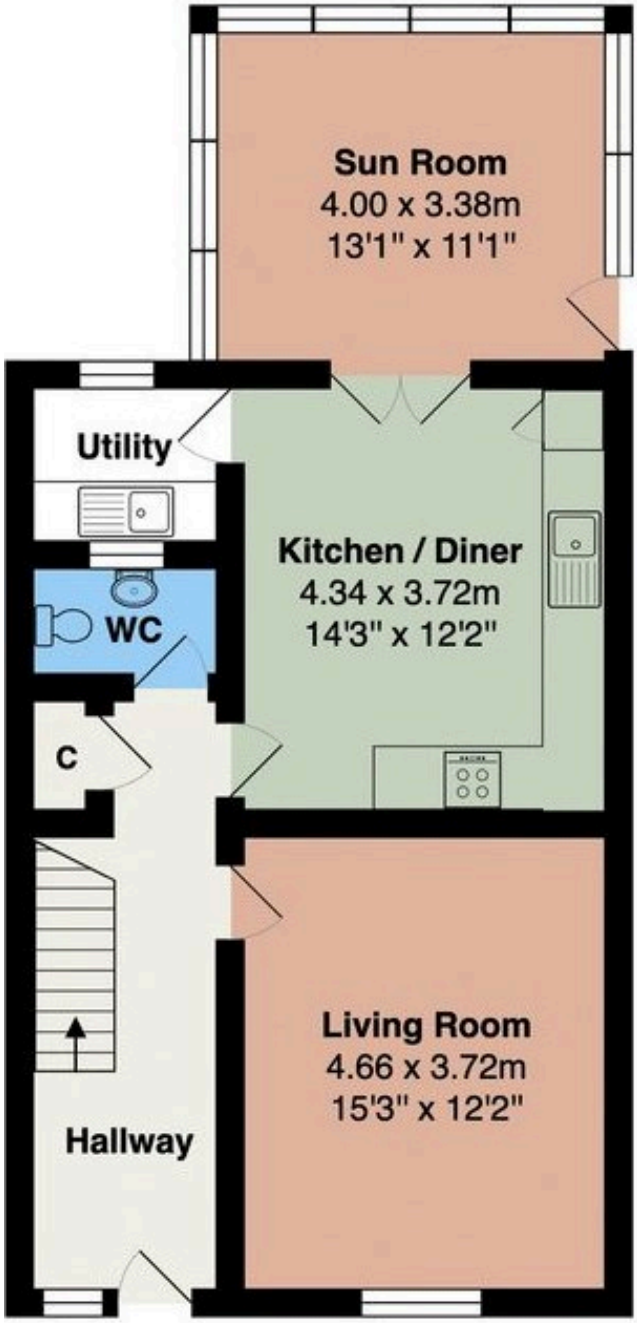
PDF · 0.08 MB

> *Generous Kitchen Diner*

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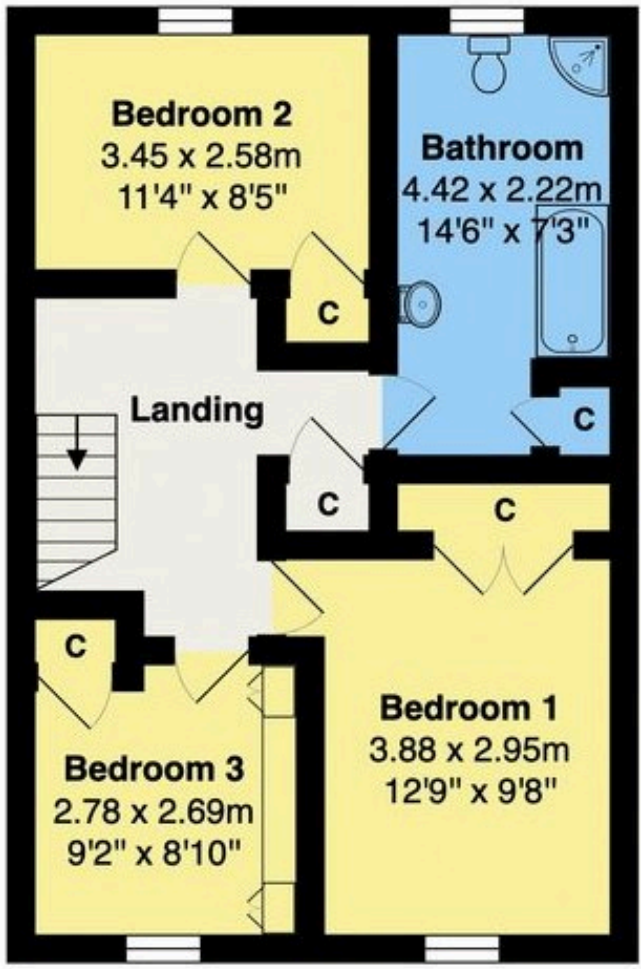
31 Lady Anne Drive, Brough CA17 4BS

Total Area: 125.0 m² ... 1345 ft²



Ground Floor

Area: 69.6 m² ... 750 ft²

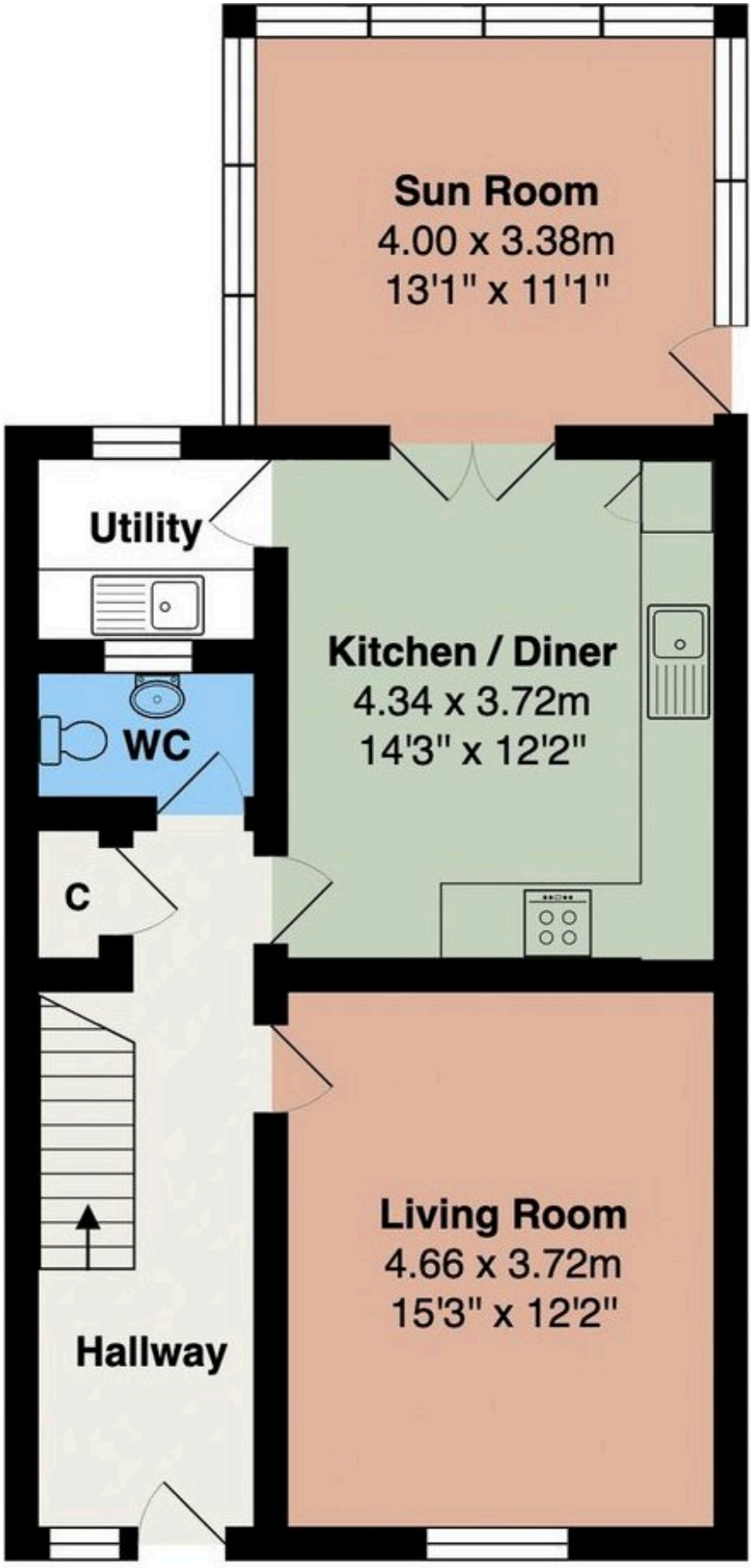


First Floor

Area: 55.3 m² ... 596 ft²

Floor plan produced for J.R. Hopper & Co by Abide Studios.
All measurements, floor areas, openings and orientations are approximate and provided for illustrative purposes only.
The plan is not to scale and has been prepared solely for marketing purposes.
Interested parties should make their own enquiries and rely on their own inspection as to its accuracy.

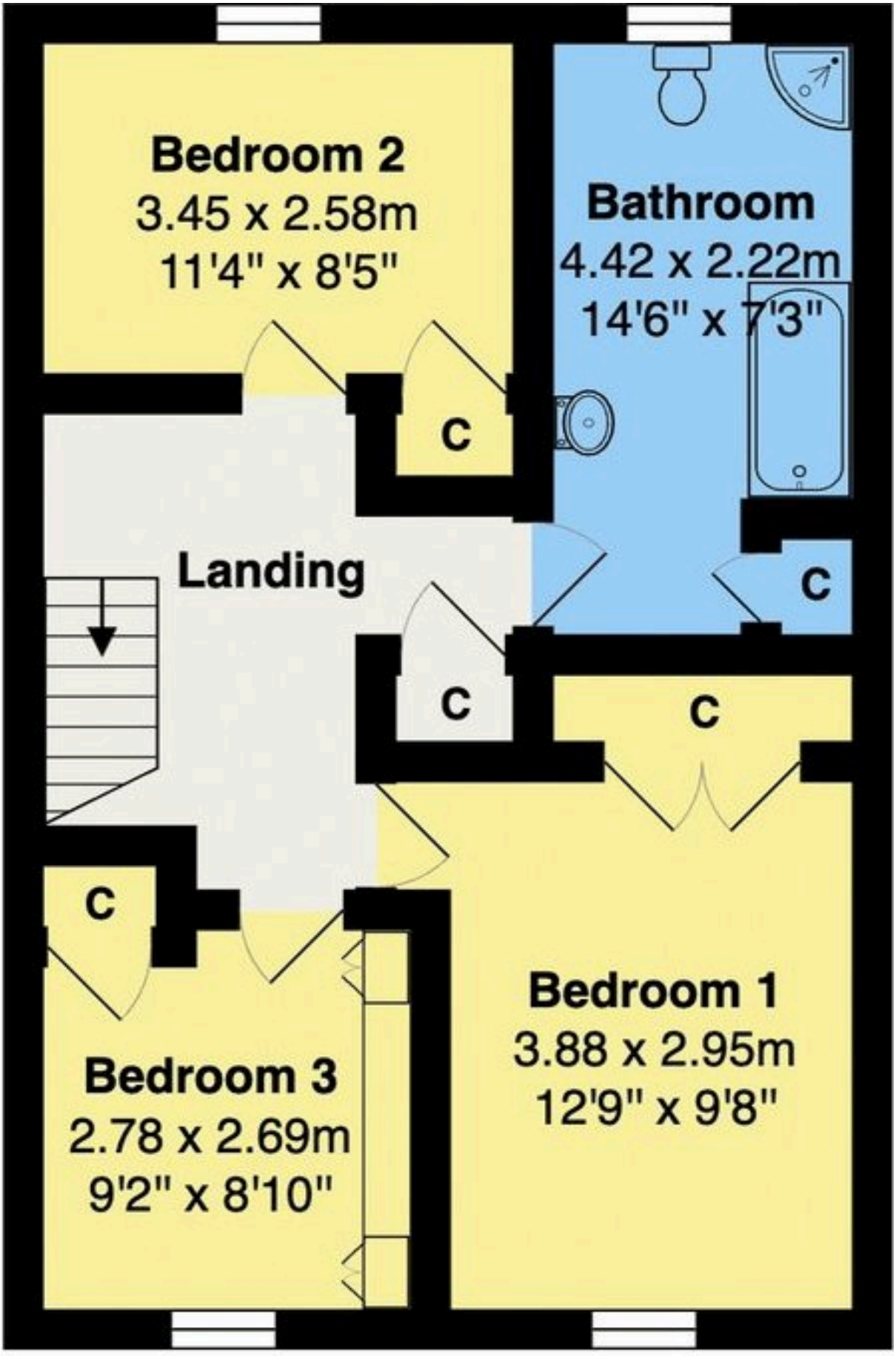
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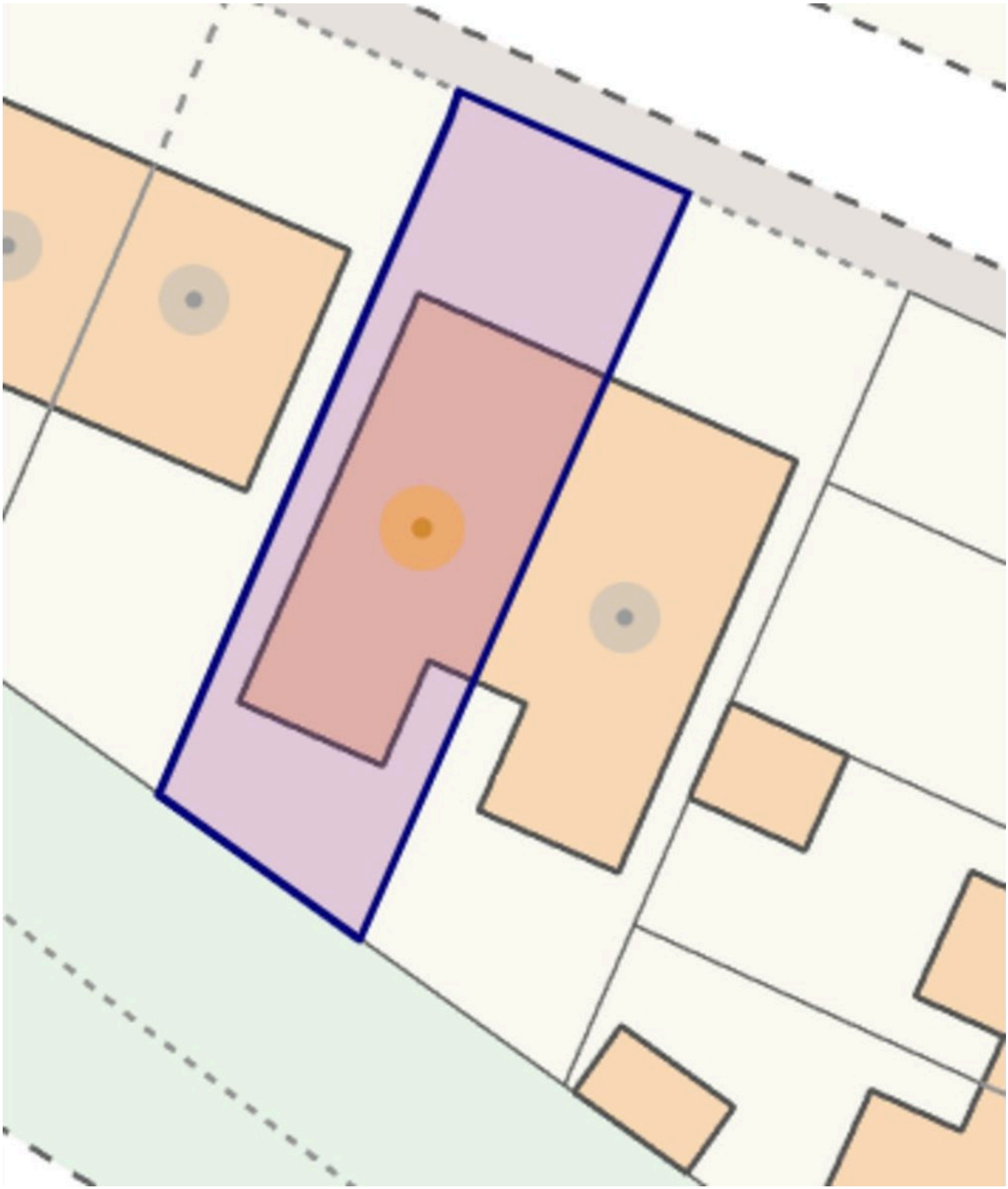
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