



Brentwood 32 Croft Avenue, Penrith, CA11 7RQ

Guide price £389,000





Brentwood 32 Croft Avenue

Penrith, CA11 7RQ

- Imposing Detached 3 Bed House
- Well Appointed Throughout
- Close to the Town Centre & Amenities
- 2 Bathrooms and an Office
- Viewing is Essential
- Beautiful Gardens to the Front & Rear
- Spacious Accommodation
- Excellent Commutable Area
- Integral Garage and Off Road Parking
- Virtual Tour is Available

Step inside Brentwood, an attractive and charming double-fronted home that exudes elegance and is peacefully poised midway up Croft Avenue. The property boasts a detached structure, ensuring privacy and offering a sense of space externally and internally with 3 bedrooms, 2 bathrooms and fantastic living space throughout the ground floor.

One of the highlights of Brentwood is its spacious rear garden, meticulously cared for and offering an ideal retreat for al fresco dining. It also provides an ideal space for outdoor activities, gardening, or simply relaxing in a lovely environment. The front of the property features a driveway, providing convenient off-road parking, as well as an integral garage for additional storage or secure parking. With its prime location, this property offers easy access to the town centre, allowing residents to enjoy the amenities, shopping, and entertainment options available. The proximity to schools is an added advantage for families with children, ensuring convenience and accessibility.



Entrance Vestibule 7'8" x 5'1" (2.34 x 1.55)
Composite front door leading into the entrance vestibule. uPVC double glazed window with opaque glass. Fitted carpet. Radiator.

Hallway 7'4" x 18'3" (2.26 x 5.58)
With doors off to the living room and kitchen. Stripped pine flooring. Port hole window overlooking the rear garden. Stairs off to the first floor. Radiator.

Living Room 27'3" x 14'8" (8.31 x 4.49)
A wonderful, spacious and light room thanks to two attractive bay windows to the front elevation. Fitted carpet. Gas fire with hearth, surround and mantle as well as two radiators.

Kitchen 14'4" x 8'7" (4.38 x 2.63)
A spacious, modern kitchen suite with a range of fitted wall and base units which have complementing worksurfaces and a sink drainer unit with mixer tap. Integrated appliances including a five ring induction hob with extractor hood over and a Bosch double oven. Large walk in pantry cupboard. uPVC double glazed window unit overlooking the rear garden. Wooden flooring. Open to the sun room. Recessed lighting.

Family Room 12'7" x 10'10" (3.86 x 3.32)
A lovely, snug space which has uPVC French doors leading out to the rear garden. Wooden flooring. Two radiators. Recessed lighting.

Rear Hallway 8'2" x 4'0" (2.49 x 1.22)
With doors off to the ground floor shower room, utility room and home office. Radiator.

Office 9'0" x 6'8" (2.75 x 2.05)
A useful space ideal for those working from home. Door through to the garage. Velux window over. Radiator.

Ground Floor Shower Room 8'2" x 4'7" (2.49 x 1.42)
Has a fitted three-piece suite comprising, glass shower cubicle containing an electric shower unit, low level w/c and sink unit. Tiled walls. Radiator. Extractor fan. Recessed lighting.





Directions

From the A6 South bound head in towards, Penrith town centre and turn left onto Portland Place. At the mini-roundabout turn left, take the next right onto Croft Avenue and bear right where the road splits. Number 32 can be found on the right hand side and can be identified by our For Sale board.

Utility Room

Completing the ground floor accommodation is this handy utility room which has a range of fitted wall and base units with worksurfaces, tiled splashbacks and a stainless steel sink drainer unit. Plumbing for a washing machine and tumble dryer. Wall mounted Worcester Bosch boiler. Door out to the rear garden.

7'5" x 8'2" (2.28 x 2.50)

Landing

With doors off to the bedrooms and family bathroom. uPVC window with opaque glass to the rear elevation. Fitted carpet. Loft hatch access point.

7'5" x 9'5" (2.28 x 2.88)

Bedroom One

A large double bedroom with an attractive bay window to the front elevation. Has a range of fitted wardrobes. Fitted carpet. Radiator.

14'8" x 11'11" (4.48 x 3.65)

Bedroom Two

Another large double bedroom with uPVC bay window to the front elevation. Built in wardrobes. Fitted carpet. Radiator.

14'2" x 10'1" (4.34 x 3.09)

Bedroom Three

A good sized single bedroom with uPVC window to the side elevation. Radiator. Fitted carpet.

7'11" x 8'0" (2.42 x 2.46)

Family Bathroom

A modern bathroom suite comprising of a glass shower cubicle containing a mains shower unit, vanity sink unit and low level w/c. Linen cupboards. Chrome heated towel rail. Wooden flooring. uPVC double glazed window with opaque glass. Wooden flooring.

7'5" x 9'1" (2.28 x 2.77)

Garage

A useful space for storage and could house a car. Electric up and over door leading to the front driveway. Power and lighting.

17'5" x 9'0" (5.33 x 2.75)

Outside

A low maintenance front garden with plants and shrubs. Gated path leading to the front door and access to the rear garden via a gate to the side. Tarmac driveway providing off road parking. To the rear is a spacious garden mainly laid to lawn with a patio which is ideal for outdoor use. Raised patio with a garden shed.

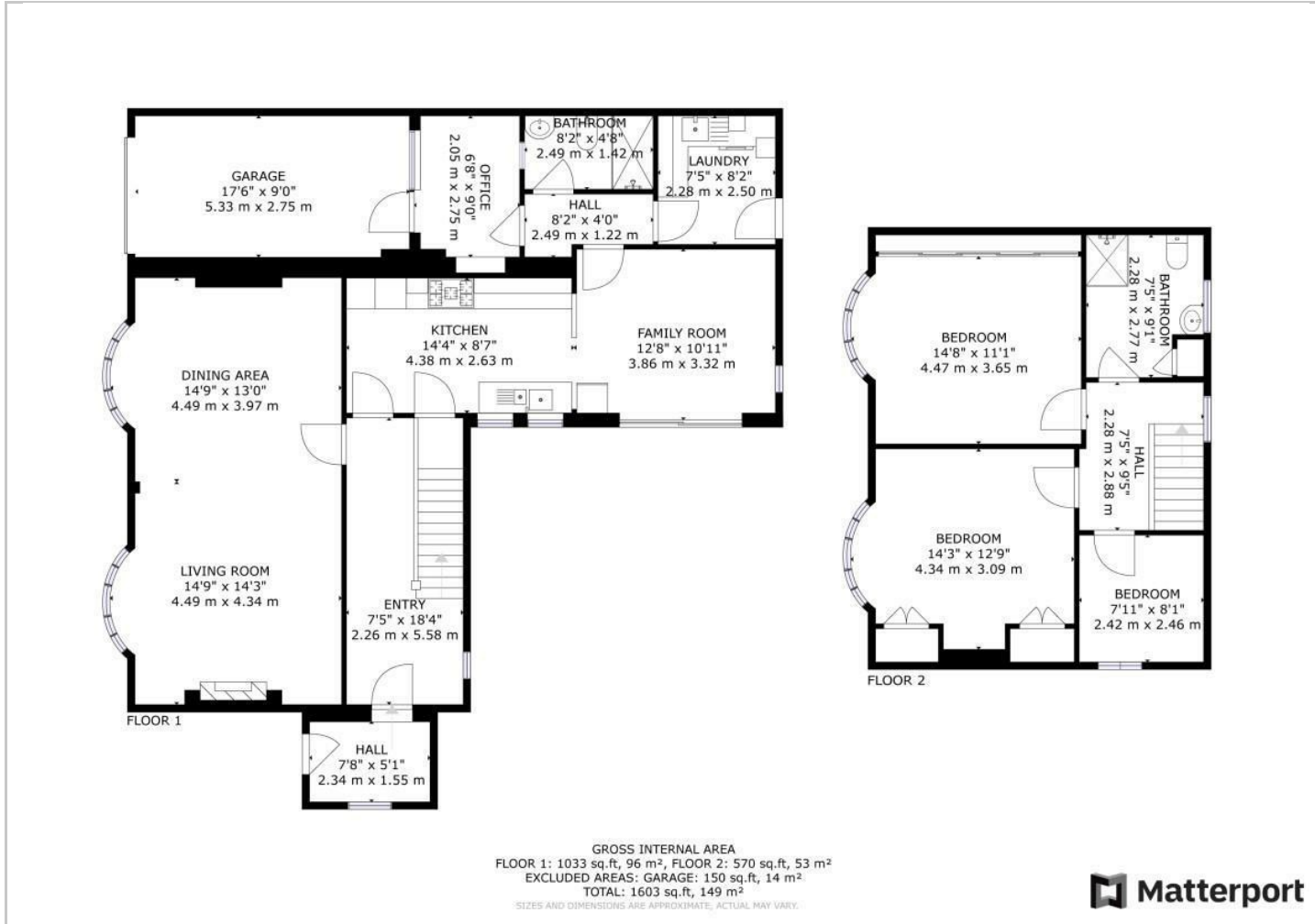
Services

Mains drainage, gas, electricity and water. Fibre optic broadband available.

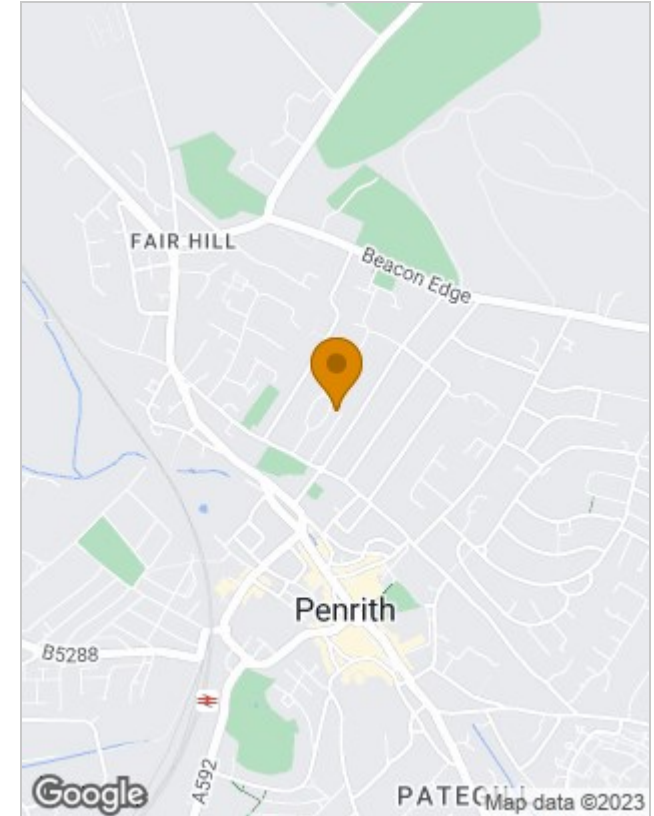




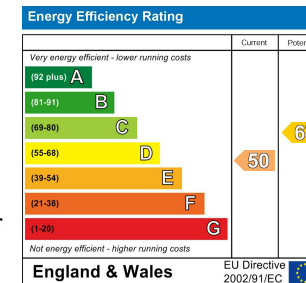
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Penrith,
 Tel: 01768 639300 Email: office@lakesestates.co.uk <https://www.lakesestates.co.uk>