



Mardale , Penruddock, CA11 0QU

Guide price £365,000





Mardale

Penruddock, CA11 0QU

- NO ONWARD CHAIN
- Fantastic Village Location
- Wrap around low maintenance garden
- Detached 3 or 4 Bedroom property
- Lake District National Park
- Private Drive and Garage
- Short drive to Penrith, Keswick and Lake Ullswater
- Downstairs study with potential for 4th bedroom

Mardale is a versatile 3 or 4 bed roomed detached property in the popular village of Penruddock. This property has been beautifully maintained with wrap around gardens along with private parking and garage. Internally the property is immaculately presented with well proportioned rooms and large windows allowing light to stream in.

The village of Penruddock is conveniently situated between the market town of Penrith and Keswick with access to Ullswater and the North Lake District fells on the doorstep. The village has a pub, farm shop and school. The area is much coveted and offers a peaceful semi rural lifestyle while also boasting excellent transport links with a regular bus service and the A66 and M6 close by, making this a very desirable property and location.



Entrance Porch 10'0" x 4'3" (3.05 x 1.3)
From the front door you enter the property via the entrance hall with glazed window and door to main hall and the Cloakroom W.C.

Cloakroom WC 6'6" x 2'11" (1.99 x 0.9)
From the entrance porch you enter the WC with Upvc window, white ceramic toilet and hand basin.

Dining Hall 24'11" x 9'8" (7.6 x 2.95)
The centre of the home with space for dining, mahogany stairs to the first floor. Doors leading to the Porch, Study, Kitchen and Living room.

Kitchen 16'6" x 9'5" (5.03 x 2.88)
Fitted Kitchen with wooden kitchen units, laminate worktop and flooring. Full wall of storage cupboards and door leading to the utility/rear hallway,

Utility / Rear Hallway 10'2" x 4'9" (3.1 x 1.45)

Study / Bedroom 4 10'4" x 10'5" (3.17 x 3.18)
Located at the rear of the property just off the dining hall is the downstairs bedroom / study. With glazed door and Upvc windows to the rear and side.

Living Room 19'6" x 11'5" (5.95 x 3.48)
Double glass doors lead to the Living room. With two large Upvc windows and a feature stone fireplace.

Bathroom 6'11" x 8'11" (2.13 x 2.73)
Four piece bathroom suite with large shower cubicle, bath, toilet and basin. Large frosted Upvc window.



Main Bedroom 19'6" x 11'5" (5.95 x 3.48)

Large double Upvc windows at either end of the room fill the large primary bedroom with light and offer fantastic countryside views to the rear.

Bedroom 2 12'8" x 8'11" (3.87 x 2.74)

Double Bedroom with a range of built in storage, Upvc window to the rear.

Bedroom 3 9'7" x 9'6" (2.94 x 2.91)

Bedroom with a range of built in storage, Upvc window to the rear.

Garage 16'5" x 9'8" (5.01 x 2.96)

Single garage with electric and lighting. Up and over garage door.

Outside

Private driveway offering parking for two cars. Wrap around garden currently laid with a mix of low maintenance stone, flags and a section of lawn to the side.

Services

Oil central heating with mains electricity, water and private septic tank drainage. Fast broadband is available.

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

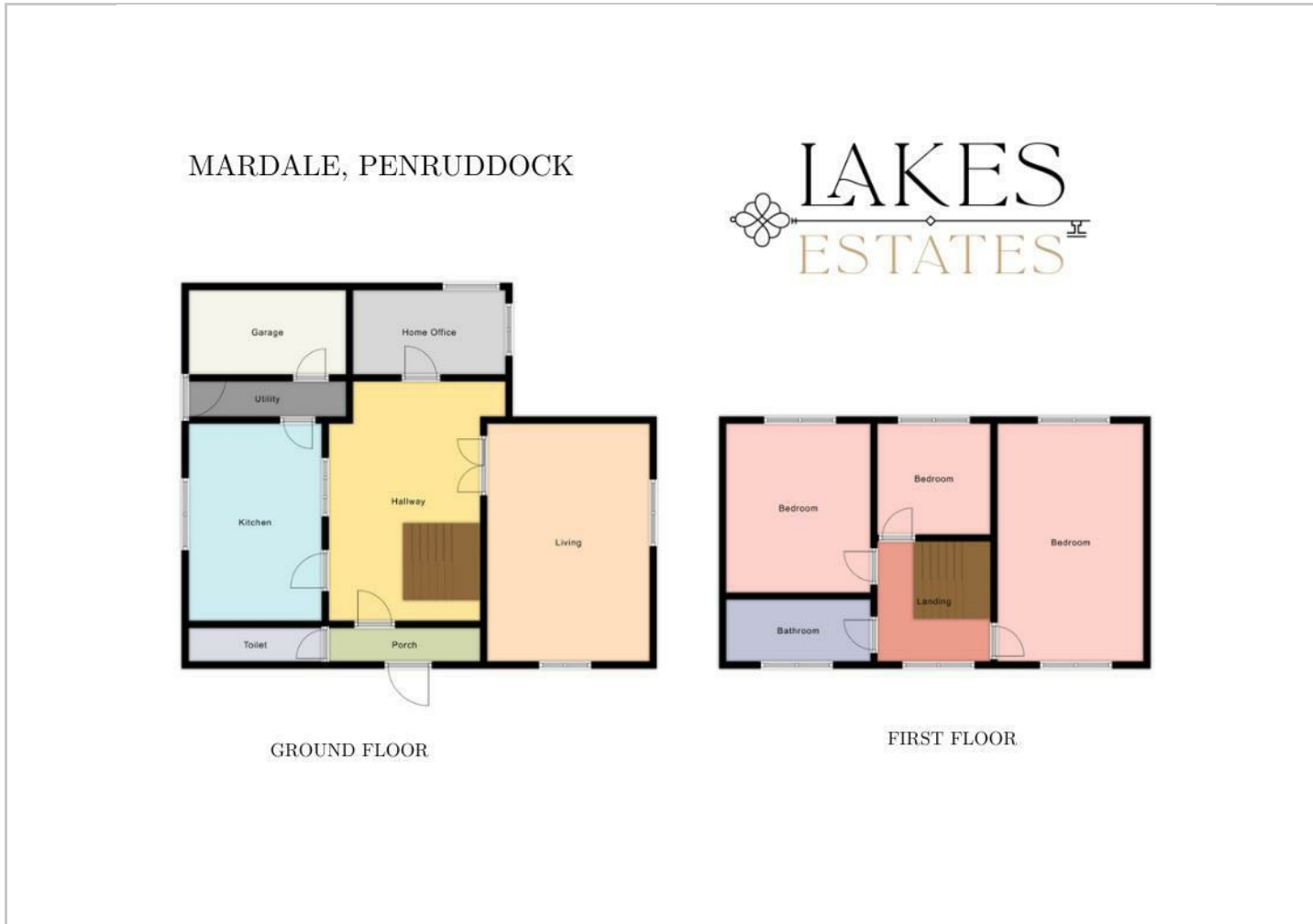
Directions



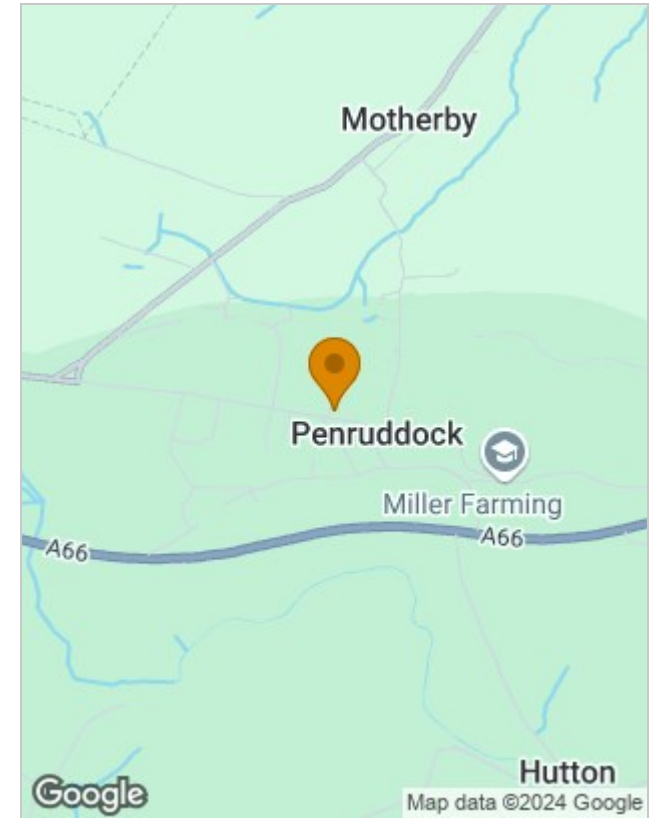


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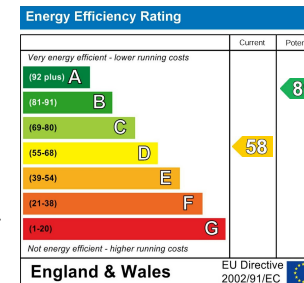
Floor Plans



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.

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