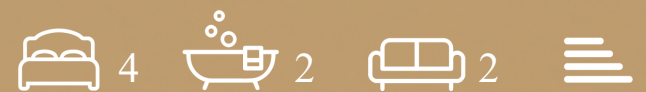




19 Sycamore Drive, Penrith, CA11 8UG

Guide price £395,000





19 Sycamore Drive

Penrith, CA11 8UG

- Extended, Detached 4 Bed Home
- Extended Sun Room
- 4 Double Bedrooms & 2 Bathrooms
- Popular Residential Location in Penrith
- Excellent Access to Arterial Transport Links
- Open Plan Living / Dining Room
- Kitchen with Island and Seperate Utility Room
- Well Maintained Gardens, Driveway Parking & Garage
- Convenient Location Close to Town & Amenities
- Schools & Facilities Nearby

Modern, stylish and spacious! This beautiful 4 bed, detached family home has been extended and renovated throughout to include a fantastic sun room. Found in immaculate, turn key condition. With lots of internal and external space the home is ideal for families and has the added benefit of an enclosed private rear garden and pleasant outlook to the front. Stylish throughout with many contemporary additions our clients have showcased their skill for design with pleasing décor, a beautiful kitchen and modern bathroom suites being the particularly eye catching features. Being a stones throw from arterial transport links and within a short walking / driving distance to schools, the town centre and other amenities further underlines the excellent location of this brilliant family home.



Entrance Hallway

uPVC front door leading into the entrance hallway. Stairs off to the first floor. Door leading through to the garage. Radiator.

Living Dining

20'0" x 10'2" (6.1 x 3.1)

A bright and spacious living room which is open to the dining room to the rear. uPVC window to the front elevation. Radiator. Fitted carpet.

Kitchen

22'11" x 8'10" (7 x 2.7)

A modern fitted kitchen which has a range of wall and base units which have complementing granite worksurfaces. There is a range oven with an extractor hood over and an island unit with a granite worksurfaces. 1.5 sink drainer unit with mixer tap and detachable hose. Laminate flooring. Radiator.

Sunroom

13'9" x 9'6" (4.2 x 2.9)

An excellent addition to the family home with a solid roof and pleasant outlook over the rear garden. uPVC windows and French doors leading out to the rear garden patio. Laminate flooring.

Utility

3'1" x 5'2" (0.95 x 1.6)

A tidy utility space with plumbing for a washing machine and tumble dryer. uPVC window.

Cloakroom

2'11" x 4'11" (0.9 x 1.5)

A useful ground floor w/c with a fitted two-piece suite comprising a low level w/c and wash hand basin. uPVC window.

Primary Bedroom

16'4" x 8'10" (5 x 2.7)

A large double bedroom with a uPVC window to the front elevation. Fitted wardrobes. Fitted carpet. Radiator.

Ensuite

5'2" x 7'6" (1.6 x 2.3)

A modern fitted bathroom suite comprising a walk in shower cubicle containing a mains shower unit, low level w/c and a vanity sink unit. Tiled walls and flooring. Heated towel rail. uPVC window.





Bedroom 2 8'10" x 12'1" (2.7 x 3.7)
Double bedroom with laminate flooring and a uPVC window to the front elevation. Radiator.

Bedroom 3 8'2" x 14'9" (2.5 x 4.5)
Double bedroom with laminate flooring and a uPVC window to the rear elevation. Radiator.

Bedroom 4 11'9" x 13'9" (3.6 x 4.2)
Fourth double bedroom with fitted carpet and a uPVC window to the rear elevation. Radiator.

Family Bathroom 5'2" x 8'6" (1.6 x 2.6)
A modern bathroom suite comprising of a walk in shower cubicle containing a mains shower unit, a low level w/c and a floating sink unit. Tiled flooring and walls. uPVC window. Heated towel rail.

Garage
Integral garage which has an up and over door to the front, power and lighting. Also housing the Worcester boiler. Ideal space for additional storage.

Outside
To the front is a garden laid to lawn and a block paved driveway providing plentiful off road parking. External access to the rear garden via a gate and path to the side. To the rear is an enclosed garden which has a lush green lawn and a patio area.

Services
Mains gas, electricity, water and drainage.

Directions
From junction 40 of the M6 take the fourth exit West bound on the A66. At Kemplay Bank roundabout take the second exit onto the A686 towards Langwathby. Pass the Cross Keys Inn and as the road bends right turn left onto Ash Road. Continue before turning left again onto Laburnum Way and turn right immediately onto Sycamore Drive. Follow the road round and number 19 is in the cul-de-sac on the right-hand side and can be identified by a Lakes Estates for sale sign.

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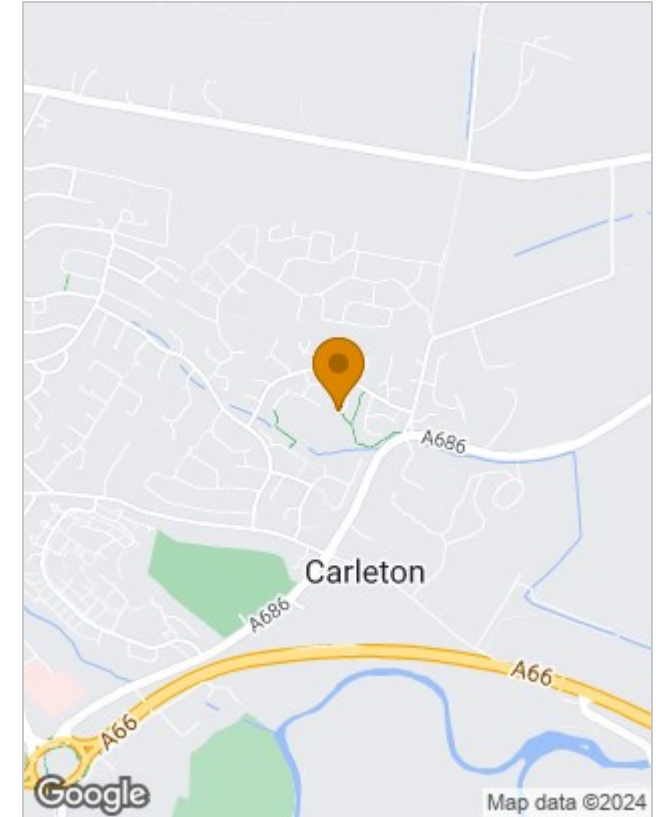




Floor Plans



Location Map



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.

Energy Performance Graph

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	

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.