



31 White Ox Way, Penrith, CA11 8QP

Guide price £400,000



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- Three Bed Detached House
- Found in Immaculate Condition Throughout
- Two Bathrooms & a Utility Room
- Living Room with a Juliet Balcony
- Virtual Tour is Available
- Stunning Lake District Fell Views
- Garden with a Glorious Panorama
- Spacious Kitchen Diner with Amazing Views
- Beautiful Gardens & Plentiful Driveway Parking
- Viewing is Essential to Appreciate

Nestled in an elevated position to the North of Penrith, is this stunning, renovated three-bed detached house which boasts breath-taking open views of the North Lake District Fells, including the majestic Blencathra and Helvellyn. Immaculate in every aspect, this residence exudes sophistication, with its sleek and stylish kitchen and bathroom suite sure to captivate discerning tastes. The dining room and living room provide a seamless flow, creating an ideal space for quality family time while offering panoramic vistas to the West. Outside, the well-maintained gardens envelop the property, providing plenty of space for outdoor relaxation. With a convenient driveway and an integral garage, practicality meets elegance effortlessly. Don't miss the opportunity to make it your own!



Conservatory / Entrance Hallway 14'0" x 10'4" (4.27 x 3.16)
Front door into the entrance hallway / conservatory. An excellent useable space. Double glazed window units and door into the first floor hallway.

First Floor Hallway 13'2" x 14'4" (4.03 x 4.37)
With doors off to the first floor accommodation. Wooden flooring. Decorative coving. Large airing cupboard housing the Worcester Bosch boiler.

Kitchen 16'3" x 10'8" (4.97 x 3.27)
A lovely, bright space thanks to two double glazed window units which have fitted blinds. A range of fitted, contemporary wall and base units with complementing Quartz worksurfaces and sink unit with mixer tap. Integrated SMEG range oven with extractor hood over and dishwasher. Wooden flooring. Radiator.

Dining Room 11'0" x 10'8" (3.36 x 3.27)
A brilliant space with magnificent views to the Lake District Fells. Wooden flooring. Radiator. Double glazed window unit. Open to the living room and kitchen.

Living Room 15'5" x 20'11" (4.70 x 6.39)
A beautifully appointed living room with a Juliet balcony which has outstanding Lake District fells. Two radiators. Multi fuel stove set on a hearth. Fitted carpet. Double glazed window unit.

Utility Room 8'2" x 6'3" (2.49 x 1.91)
Has fitted wall and base units with a complementing worksurface and a stainless steel sink drainer unit. Plumbing for a washing machine and space for a tumble dryer. Low level w/c. Radiator. Double glazed window unit with opaque glass. Wooden flooring.

Ground Floor Hallway 6'0" x 18'9" (1.85 x 5.72)
With doors off to the ground floor bedrooms and bathrooms. Understairs storage cupboard, larger storage cupboard and a large airing cupboard. Fitted carpet. Radiator.

Bedroom One 13'10" x 10'7" (4.22 x 3.25)
A spacious double bedroom which has a range of fitted wardrobes. Fitted carpet. Double glazed window unit overlooking the rear garden with distant fell views. Radiator.





Bedroom Two

15'3" x 10'7" (4.67 x 3.23)

A spacious double bedroom which has a range of fitted wardrobes. Fitted carpet. Double glazed window unit overlooking the rear garden with distant fell views. Radiator.

Family Bathroom

11'6" x 10'4" (3.53 x 3.15)

A beautiful modern bathroom suite which has a fitted four-piece suite comprising tiled bath tub, double walk in shower cubicle containing a mains shower unit, vanity sink unit and a low level w/c. Half tiled walls. Heated towel rail. Tiled flooring. Double glazed window unit with fitted blinds. Recessed lighting. Under floor heating.

Bedroom Three

15'3" x 10'0" (4.67 x 3.07)

A double bedroom with French doors leading out to the rear garden. Wooden flooring. Radiator.

Shower Room

7'10" x 6'3" (2.41 x 1.93)

Has a fitted three-piece suite comprising glass shower cubicle containing a mains shower unit, low level w/c and a pedestal sink unit. Half tiled walls and tiled flooring. Radiator. Double glazed window unit with opaque glass.

Garage

20'9" x 10'9" (6.33 x 3.28)

A fantastic size with an up and over door to the front elevation. Power and lighting.

Outside

The property has a lovely plot size and to the front is a block paved driveway providing private off road parking for 2 vehicles as well as a front garden laid to lawn with borders and gated access to the side, leading to the rear garden. The rear garden is a fantastic size and has a block paved patio which is perfect for al fresco dining and outdoor relaxation. The main garden is laid to lawn with mature borders and a lovely array of flowers and plants. The rear garden has particularly eye catching fell views being in an elevated position looking West towards Blencathra and the North Lake District mountains.

Services

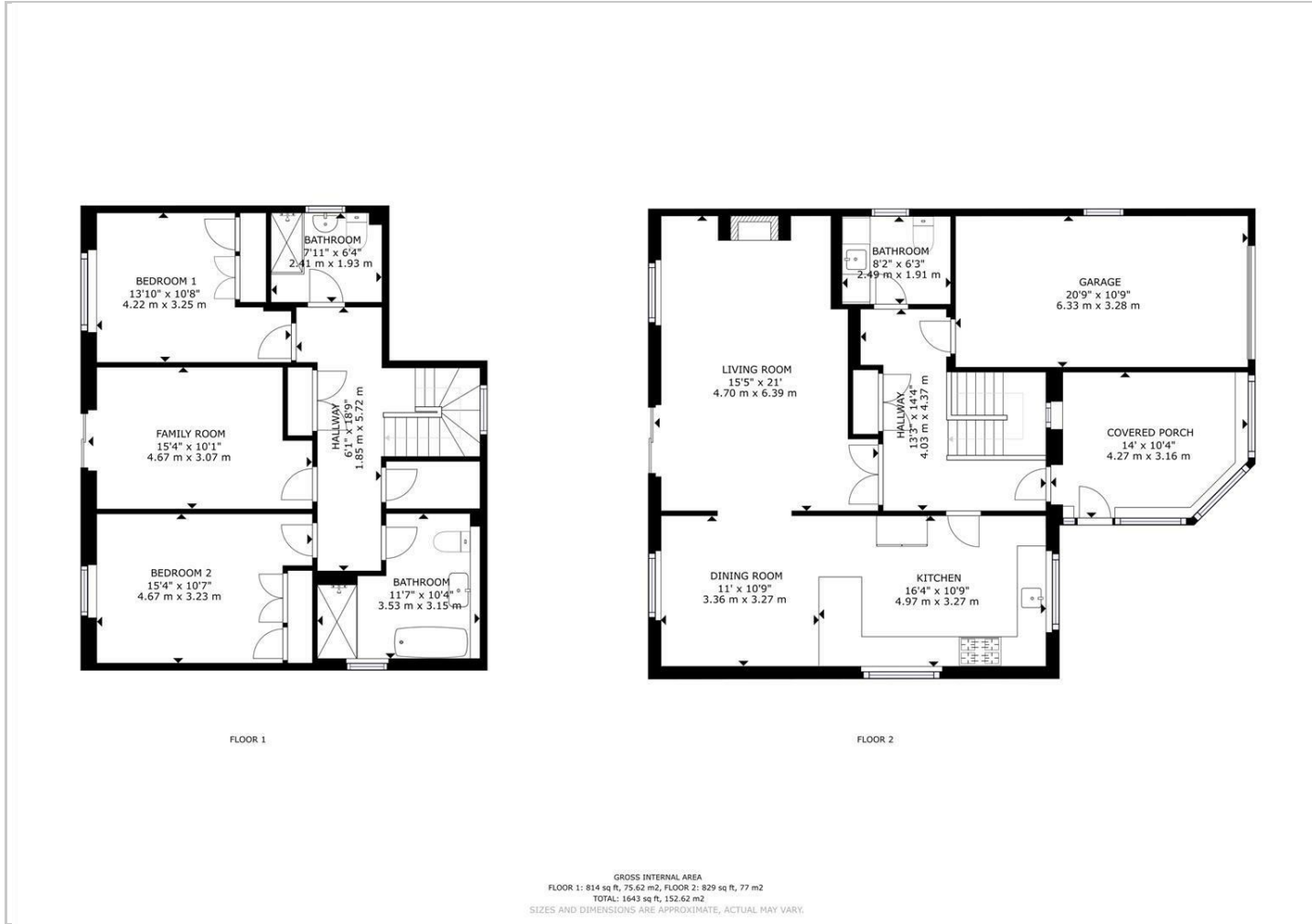
Mains gas, electricity, water and drainage. Fibre optic broadband available.

Directions

From the town centre follow Scotland Road north. At the fork junction, just before leaving the town, take the last turning on the right to Salkeld Road, then straight over onto Inglewood Road. The first left is onto White Ox Way. Keep right and number 31 is on the left hand side towards the top and can be identified by a Lakes Estates For Sale sign.



Floor Plans



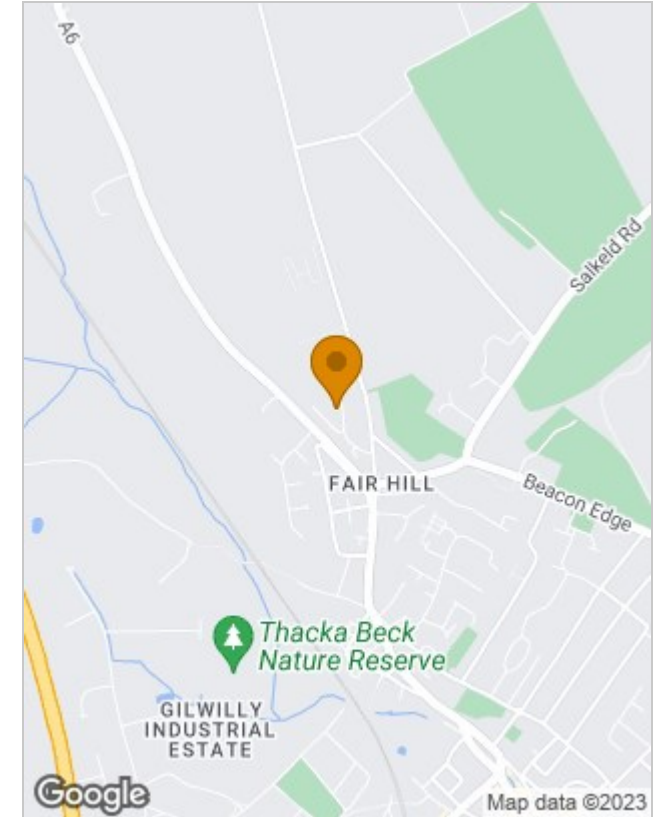
Viewing

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>

Location Map



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	