



17 Beacon Park, Penrith, CA11 7UB

£389,000









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# 17 Beacon Park

Penrith, CA11 7UB

- Well Proportioned Rooms Throughout
- Primary Bedroom with En-Suite
- Large Double Driveway and Spacious Rear Garden
- Short Walk to the Town Centre
- Well Maintained Throughout
- 4 Bed End-Terraced House
- Fell Views from the Second Floor
- Ever Popular New Streets Location
- Brilliant Access to Arterial Transport Links
- Viewing is Essential

This property boasts not only a prime location close to Penrith town centre but also offers ample space with its large reception rooms and 4 generously sized bedrooms, making it perfect for a growing family or those who love to entertain.

One of the standout features of this house is the double garage and private driveway, providing parking space for up to 4 vehicles, a rare find in this sought-after area. The well-maintained interiors are complemented by immaculate gardens, offering a private outdoor space.

With its desirable location, spacious layout, and convenient amenities, this house in Beacon Park is sure to be highly sought after.



#### Entrance Porch

You will enter the property through the partial glass front door into the porch. This room has a built in storage cupboard and houses the fuse board.

#### Hallway

The hallway leads to the utility and downstairs WC, along with a door into the large double garage and stairs to the first floor.

#### Utility

11'2" x 8'9" (3.42 x 2.67)

This large utility has space for a washer dryer, a range of base and wall units including a larder style cupboard housing the boiler. Work top runs along both sides with a sink under the UpVC window.

#### Cloakroom WC

Accessed from the utility with half tiled walls and laminate flooring, there is a ceramic toilet and hand basin fitted.

#### Double Garage

35'2" x 17'3" (10.74 x 5.27)

Large double garage with electric doors, lighting and power points. Providing ground floor access to the garden.

#### First Floor Landing

On the first floor the bright landing leads to the kitchen, living room, stairs to the second floor and the office or single bedroom.

#### Living Room

20'11" x 17'2" (6.40 x 5.25)

A large living room perfect for family gatherings. The centrepiece is the wood burning stove.

#### Kitchen

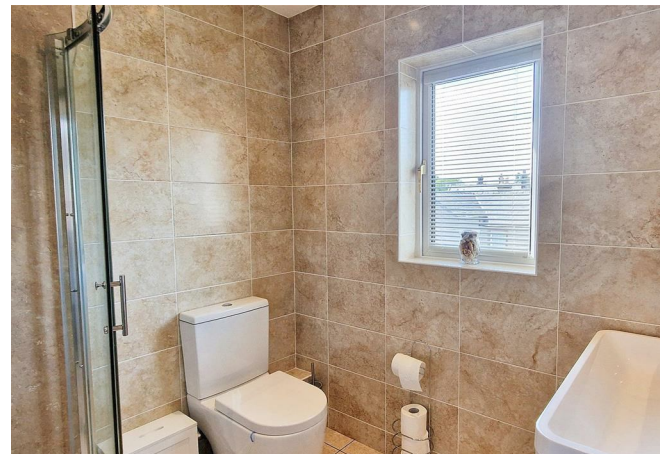
8'9" x 17'4" (2.67 x 5.29)

A modern fitted maple hard wood kitchen / diner consisting of a range of wall and base units incorporating an integrated oven, microwave, gas hob with extractor above.

#### Sun Room

17'8" x 9'1" (5.41 x 2.77)

This magnificent space is bright and spacious, with oak flooring and currently set out as sitting room with dining table. This inviting space has a external staircase down to the garden.







#### Enclosed Balcony

Accessed from the living room is the conservatory. Benefitting from morning sun this warm space makes a great place for reading, breakfast or a morning coffee.

#### Bedroom 4 / Office 10'11" x 6'3" (3.33 x 1.92)

Currently used a good sized office this bedroom has a window into the conservatory and would make an excellent single bedroom or craft space.

#### Second Floor Landing

#### Bathroom 17'8" x 15'7"

The main bathroom has a mains fed shower over the bath, toilet and hand basin. Shower boards around the bath with tiled walls and flooring.

#### Primary Bedroom 17'8" x 15'7" (5.39 x 4.76)

The large main bedroom has two walls of quality built in wardrobes and a shower room ensuite. With ample space for additional freestanding furniture and a super king sized bed.

#### Primary En-Suite

#### Bedroom 2 15'7" x 12'1" (4.77 x 3.69)

Double bedroom with Built in wardrobes and views over Penrith and the northern Lake District fells.

#### Bedroom 3 16'6" x 8'9" (5.05 x 2.67)

Double bedroom with velux window to the front of the property.

#### Outside

The beautifully maintained garden is walled on all sides. Laid with a section of lawn, patio and including a large log store/shelter. There is a double door providing access to vehicles if required and a set of external stairs to the sun room / first floor.

#### Services

Mains gas, electric and drainage. Gas central heating with pressurised hot water tank.

#### 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

From Penrith town Centre, head North on Arthur Street. Beacon Park is located at the top of the street on the right-hand side and number 17 is on the corner.





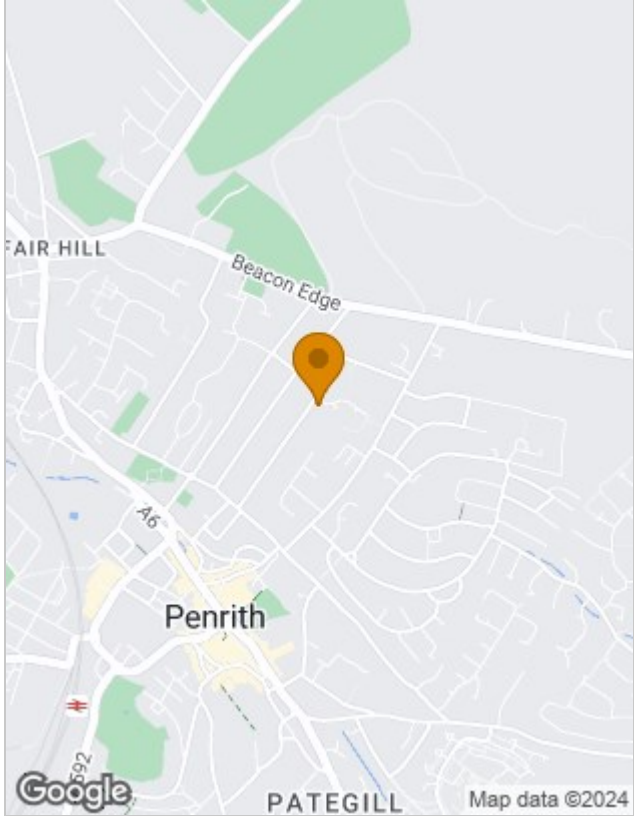




Floor Plans



Location Map



Energy Performance Graph

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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.

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