



23 Jacobite Gardens, Penrith, CA10 2FG

Guide price £375,000





23 Jacobite Gardens

Penrith, CA10 2FG

- Detached 4 Bed Home
- Large Kitchen Diner & Utility Room
- Superb Village Location with Pub & Primary School
- Excellent transport links via the M6, A66 and Westcoast mainline
- Beautiful Garden with Terrace and Patio
- 2 Modern Bathrooms (Primary En-Suite)
- Driveway Parking & Integral Garage
- Short Commute to Penrith Amenities
- Close to the Lake District National Park
- Offered For Sale with No Onward Chain

This stylish, detached 4 bed home features in Clifton has been maintained to the very highest standard. The immaculate internal accommodation boasts ample living space combined with a large plot which provides superb gardens and a double driveway, making this a simply superb family home. Located on the outskirts of Clifton on a modern estate, this beautiful home is ideal for those looking to commute to Penrith and a wider area without sacrificing a peaceful village lifestyle. Amenities and a school close to hand as well as countryside walks from the doorstep into the Lake District National Park and the Eden Valley which are additional benefits to the location of this property. Epitomising turn key condition this stylish home has all the touches of luxury and is sure to contribute to many years of happiness with new owners. Viewing is highly recommended.



Living Room

10'11" x 18'6" (3.35 x 5.66)

This well proportioned room has large triple bay windows at one end, offer a bright and comfortable main sitting room. With carpeted floor, radiator and media centre for TV and internet points.

Downstairs Hall

There is a composite front door leading into the entrance hallway. Stairs off to the first floor and internal oak doors leading off to the ground floor accommodation. Understairs storage cupboard and WC next to it. Radiator. uPVC frosted double glazed window to the front elevation.

Kitchen Diner

21'0" x 10'11" (6.42 x 3.08)

There is an attractive, contemporary fitted kitchen suite which has an open plan dining / family room as well. The kitchen has a range of fitted wall and base units which have complementing worksurfaces and pelmet lighting as well as a sink drainer unit with a mixer tap. There are a range of integrated appliances including a double oven, a gas hob unit with an extractor hood over, a fridge freezer and a dishwasher. There are French uPVC doors leading out to the rear patio from the family area as well as uPVC bi-folding doors leading out from the kitchen diner. Radiator. There is also a uPVC double glazed window overlooking the rear garden.

Utility

5'1" x 10'2" (1.55 x 3.11)

Accessible via the kitchen and composite rear door leading onto the patio area, with fitted cabinets, space for a washing machine, fitted sink and mixer tap. There is an internal door which leads to the integral garage as well

Garage

7'11" x 16'11" (2.42 x 5.17)

The integral garage allows for one car and storage.

Primary Bedroom

10'9" x 14'10" (3.28 x 4.54)

A spacious and comfortable double bedroom has a uPVC double glazed window to the front elevation. There is a fitted wardrobe, fitted carpet and a radiator. With an oak door leading into the primary en-suite.

Primary Ensuite

7'0" x 7'2" (2.14 x 2.2)

A comfortable en-suite shower room which briefly comprises: a walk in shower cubicle which is tiled and contains a mains shower unit, a low level w/c and a floating sink unit with a mixer tap. Heated towel rail. Part tiled walls. uPVC window with opaque glass.

Bedroom Two

8'0" x 14'6" (2.44 x 4.42)

A spacious double bedroom which has a uPVC double glazed window to the rear elevation. There is fitted carpet and a radiator.





Bedroom Three

11'6" x 8'6" (3.53 x 2.61)

A spacious single bedroom which has a uPVC double glazed window to the rear elevation. There is fitted carpet and a radiator.

Bedroom Four/Dressing Room

7'4" x 11'10" (2.25 x 3.63)

This spacious single bedroom is currently utilised as a dressing room, it has a uPVC double glazed window to the rear elevation. There is fitted carpet and a radiator.

Bathroom

6'7" x 8'6" (2.03 x 2.60)

A modern fitted bathroom suite which briefly comprises: a bath, a with a mains shower enclosure, a low level w/c and a floating sink unit with a mixer tap. Heated towel rail. Part tiled walls. uPVC window with opaque glass.

Outside

To the front of the property there is a block paved driveway offering comfortable parking space for at least 2 vehicles as well as a front garden laid to lawn. There is external access to the rear garden via a gate to the side. To the rear there is a pretty raised patio with railings making this the perfect spot for al fresco dining and hosting gatherings. There are steps down to the main garden which is laid to lawn with boundary fencing and an additional patio area.

Directions

Services & Additional Information

Mains water, electricity, gas and drainage. Gas central heating.

Please Note

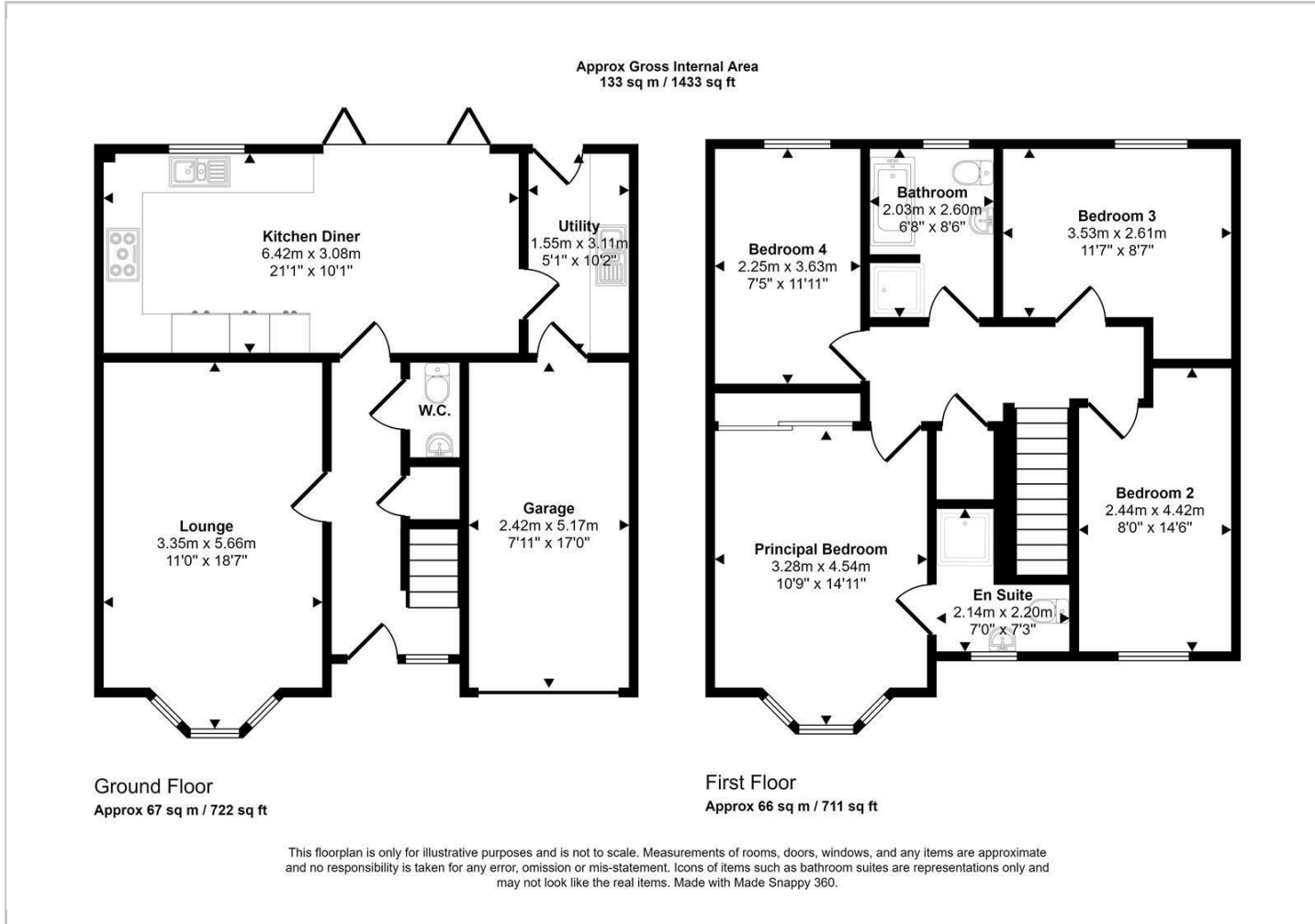
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Directions

Entering into Clifton from Penrith proceed past the George and Dragon public house and turn left onto Townend Croft which leads onto Jacobite Gardens.



Floor Plans



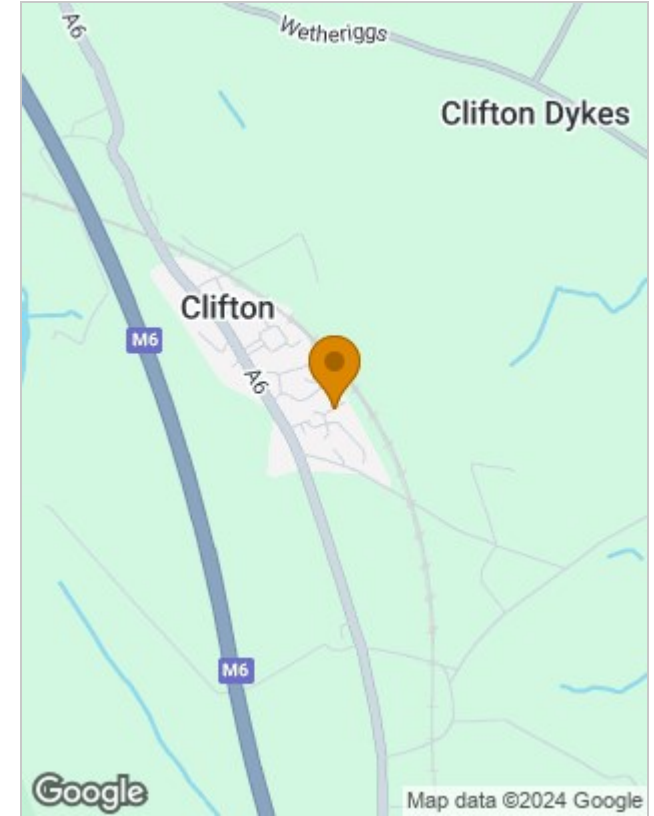
Viewing

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

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Penrith,
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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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	