



77 Clifford Road, Penrith, CA11 8PU

Guide price £495,000



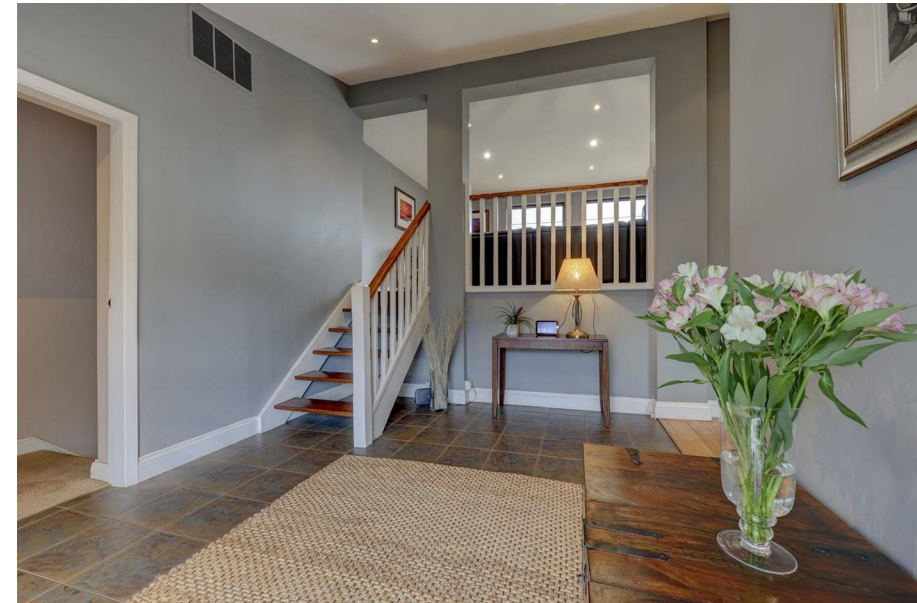


77 Clifford Road

Penrith, CA11 8PU

- Lovely 5 Bed Detached House
- Stunning Fell Views
- Spacious Living Room with Study off
- Extended Property Requiring some work
- Excellent Residential Location
- Reversed Accommodation Spanning over 2,200sq ft
- Beautiful Dining Kitchen with Balcony off
- Driveway Parking, Integral Garage & Spacious Garden
- 5 Bedrooms & 2 Bathrooms
- Viewing is Essential

Situated in a desirable residential location, this impressive detached house has reversed accommodation, has been extended, and offers a perfect blend of space and comfort, ideal for family living. Spanning 2,287 square feet, the property boasts 4/5 generously sized bedrooms, providing ample room for relaxation and privacy. The heart of the home features well-appointed reception rooms and a kitchen dining room with a balcony off boasting stunning views out to the Lake District fells. Each area offers a unique space for entertaining guests or enjoying quiet family time. Located in the picturesque town of Penrith, this property is not only a beautiful home but also a gateway to the stunning landscapes of the Lake District. The local amenities, schools, and transport links are conveniently close, making it an ideal location for families and professionals alike. This delightful home on Clifford Road is a rare find, offering both space and style in a sought-after area. Do not miss the opportunity to make this wonderful property your own.



Entrance Hall

13'5" x 9'9" (4.11 x 2.99)

A composite front door leads into the entrance vestibule. There is tiled flooring in the vestibule. Two solid oak doors leading to the ground floor w.c and the hallway. Steps lead up to the lounge and there are further doors to the staircase, utility room and the hallway has steps up to the kitchen diner. There is recessed lighting and a uPVC double glazed window. There is tiled flooring and solid oak flooring in the entrance hall.

Ground Floor W/C

Comprising a low level w/c and a sink unit with tiled splashback. There is a uPVC double glazed window with opaque glass.

Lounge

13'5" x 20'6" (4.10 x 6.25)

Bright, airy and spacious this stunning lounge has three double glazed windows almost floor to ceiling which allow lots of natural light to flood the space but equally give a stunning view out towards the Lakeland fells. There is pine flooring, recessed lighting and a door off to the study / office.



Kitchen Diner 22'0" x 11'3" (6.73 x 3.45)

A bespoke oak kitchen which has a range of fitted wall and base units as well as a large central island which has lots of storage under and complementing worksurfaces. There is a sink unit on the island which has a mixer tap. There is an integrated fridge freezer and an extractor hood which sits above a range oven. Solid oak flooring throughout and two double glazed window providing lots of natural light to flood the space. There are attractive bi-folding doors which open out to a raised balcony which has stunning open views to the Lake District fells and open countryside. Radiator and recessed lighting.

Study / Office 13'4" x 10'7" (4.08 x 3.25)

A multi-functional space which would be ideal as a second sitting room, bedroom, office or study, there is a double glazed window to the rear elevation offering stunning open views. Pine flooring and wall lighting. There is a ceiling hatch leading to a loft space.

Utility Room 7'6" x 7'11" (2.29 x 2.43)

A useful space with fitted wall and base units which have complementing worksurfaces. There is plumbing for a washing machine and space for a dryer. Solid oak flooring and a door leading through to the garage. Recessed lighting.

Garage 17'7" x 10'1" (5.36 x 3.09)

An integral garage which houses the gas boiler which heats the radiators in the extension. There is power and lighting as well as an up and over door to the front of the property.

Bedroom 2 13'8" x 8'11" (4.17 x 2.72)

A double bedroom with a double glazed window to the front elevation. Two cupboards and carpet flooring.

Stairs / Ground Floor Hallway

Stairs lead down to the ground floor hallway. There is a cupboard housing the warm-air flow heating boiler. Fitted carpet. Ceiling hatch leading to a loft space.

Principal Bedroom 17'8" x 11'5" (5.39 x 3.49)

A stunning double bedroom which has bi-folding doors leading out to the garden patio. This large room is open to the dressing room and has wooden flooring throughout. There is a double glazed window unit and two radiators. Recessed lighting.





Directions

From the M6 North bound exit at Junction 40. At the roundabout take the third exit towards Penrith. At the mini roundabout come back on yourself and turn left onto Clifford Road. Follow the road right along towards the Cricket Club and number 77 is on the right-hand side. The property can be identified by a Lakes Estates for sale sign.

Dressing Room 10'7" x 10'10" (3.23 x 3.32)
A luxury addition this large dressing room has floor to ceiling hanging rails and plenty of space for furniture. There is wooden flooring and a double glazed window unit.

En-Suite Bathroom 10'1" x 10'0" (3.08 x 3.07)
Partially finished this room requires completion. There is tiled flooring a low level w.c and a sink unit in situ. There is a double glazed window unit and a chrome heated towel rail. This will be a fabulous en-suite once finished.

Bedroom 3 9'8" x 10'9" (2.96 x 3.30)
A double bedroom with two double glazed windows overlooking the rear garden. Fitted carpet.

Bedroom 4 7'10" x 9'10" (2.39 x 3.02)
A double bedroom with a double glazed window overlooking the rear garden. Wooden flooring and built in wardrobes.

Bedroom 5 9'7" x 7'10" (2.93 x 2.41)
A double bedroom with a double glazed window overlooking the rear garden. Wooden flooring and built in wardrobes.

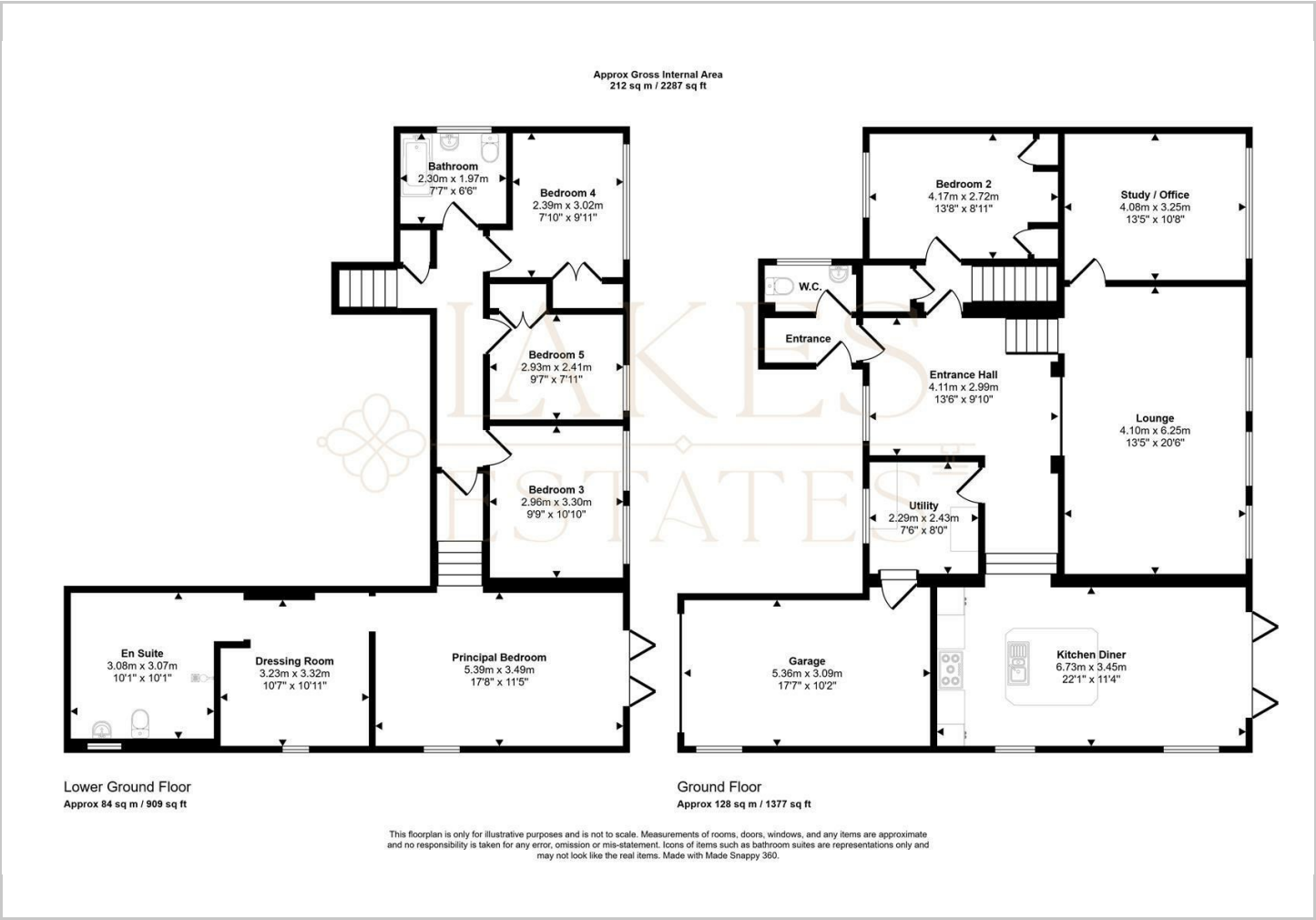
Family Bathroom 7'6" x 6'5" (2.30 x 1.97)
A modern bathroom which comprises of a panelled bath with shower screen and mains shower unit over, a low level w/c and a vanity sink unit with storage cupboards. Tiled walls and floor coverings. Double glazed window with opaque glass.

Outside
To the front there is a gravelled driveway providing private off road parking. To the rear there is a large garden mainly laid to lawn with defined borders and a patio.

Services
Mains gas, electricity, water & drainage are connected. Part of the property is heated by a gas boiler and part of the property is heated by a warm air-flow heating system.

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.

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.

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Location Map



Energy Performance Graph

