



34 High Cup Heights, Penrith, CA11 8FX

Guide price £315,000







# 34 High Cup Heights

Penrith, CA11 8FX

- 3 Double Bedrooms
- Off Road Parking & Garage
- Short walk to Penrith town centre and Brougham Castle
- Fantastic access to transport links by road and rail
- Close to amenities & facilities
- 2 Bathrooms including Primary En-Suite
- Detached home with Enclosed Rear Garden
- Close to the Lake District National Park
- Property built by Story Homes
- Viewing is Essential

This three bedroom, two bathroom detached home benefits from a large plot and is an immaculately presented throughout. Built by the popular Story Homes the property has a spacious kitchen diner with access to the garden, living room, utility, and downstairs wc. On the first floor there are three bedrooms including the primary bedroom with dressing room and en-suite shower room, another double, a bedroom utilised as a study and four piece family bathroom. Attractive lawned gardens to the rear along with a large double driveway and garage. Located ideally on the edge of Penrith town centre with easy access to the Lake District National Park.



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## Entrance Hall

**Lounge** 10'2" x 15'5" (3.10 x 4.72)  
The lounge is bright and comfortable, with a window looking out to the front with radiator below, and access to a generous under stairs cupboard.

**Kitchen Diner** 13'0" x 11'11" (3.98 x 3.64)  
The kitchen diner is a bright and welcoming space, with a good range of modern high gloss white wall and base units and Silestone worktops, there are AEG integrated appliances including a microwave, eye level oven, electric hob with extractor over, fridge freezer and dishwasher. The patio doors lead out into the garden and outside patio area.

**Utility** 3'10" x 6'2" (1.19 x 1.90)  
The utility is conveniently located off the kitchen diner, it has a base unit with Silestone worktop and sink, plumbing for a washing machine, and a window to the rear garden.

**W.C.** 4'9" x 6'3" (1.46 x 1.92)  
The downstairs W.C also acts as a cloakroom, with plenty of space for coat hooks and shoe racks as well as a WC, hand basin, obscured window and plumbing for a shower should you wish one to be fitted.

**Principal Bedroom** 9'8" x 10'9" (2.97 x 3.28)  
The principal bedroom has a window overlooking the front of the property, a built in over stairs cupboard and leads into a spacious dressing area and en-suite.

**Principal Dressing Area** 5'6" x 6'2" (1.70 x 1.90)

**Principal Ensuite** 5'9" x 9'9" (1.76 x 2.99)  
The principal ensuite has a WC, hand basin, heated towel rail and thermostatic shower in double enclosure, with part tiled walls and an obscured window bringing in plenty of natural light.

**Bedroom Two** 8'3" x 12'3" (2.54 x 3.74)  
Bedroom two is a comfortable double bedroom, with a window to the rear aspect with radiator below and built in hanging rails and shelving.





### Bedroom Three 9'1" x 10'8" (2.78 x 3.26)

Bedroom three is a comfortable double bedroom with window to the front with radiator below and an alcove space for a wardrobe.

### Bathroom 7'4" x 9'10" (2.25 x 3.00)

The family bathroom has a WC, hand basin, bath, heated towel rail and thermostatic shower in double enclosure, with part tiled walls and an obscured window bringing in plenty of natural light.

### Garage 8'10" x 16'9" (2.70 x 5.12)

The garage has an up and over door and power supply.

### Outside

Outside to the front there is off road driveway parking to the with an open plan lawned garden. To the rear there is an enclosed garden mainly laid to lawn with a patio and gated access to the side.

### Services

The property is serviced by mains water, electricity, gas, drainage and also runs on a PIV ventilation 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.

### Additional Information

We understand that the tenure of the property is freehold but the title deeds have not been examined.

Last year the property had a garden maintenance fee of £125 for 12 months, this is subject to change once the development is complete. On sale of the property there is a transfer fee payable by the new owner for the garden maintenance.

## Directions

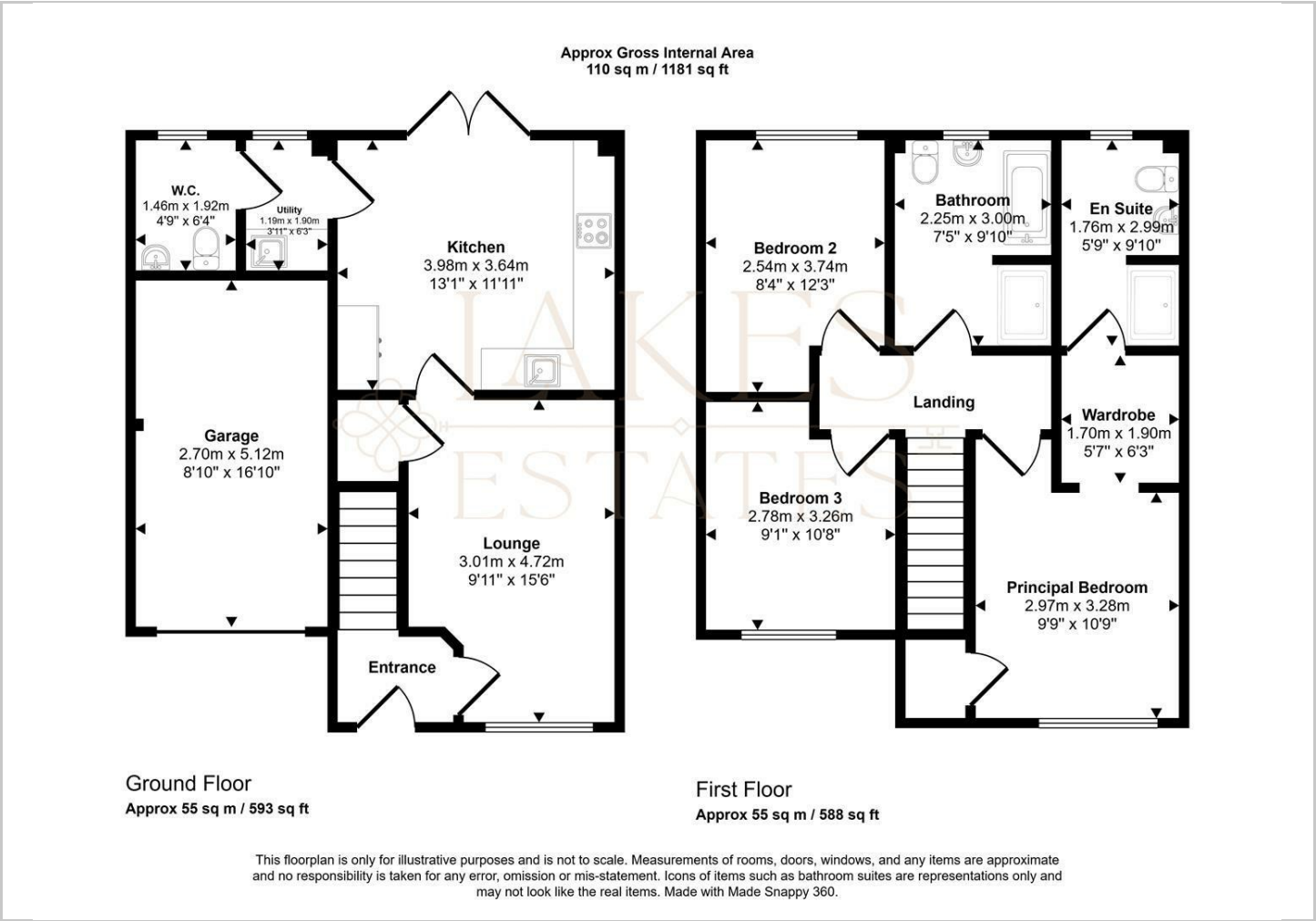
Turn off the A686 towards Frenchfields. then take the left into the story development at Brougham Fields. Keep right and 34 High Cup Heights is on the right-hand side.







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

