



33 Cypress Way, Penrith, CA11 8UN

Guide price £350,000





33 Cypress Way

Penrith, CA11 8UN

- Four bedroom detached home
- Low maintenance gardens
- Found in the popular area of Carleton
- Ample parking and integral garage
- Coming to the market with no chain
- Flexible living space
- Close to amenities and transport links

Welcome to 33 Cypress Way, presenting a fantastic opportunity to to acquire a four-bedroom detached home chain free in the popular Carleton area of Penrith occupying an enviable elevated position, this exceptional property has stunning views across the Lake District Fells.

This versatile home offers thoughtfully designed living spaces characterised by their flexibility and generous proportions and briefly comprises of; a lounge, dining room, kitchen, utility, entrance hall, downstairs w.c and garage to the ground floor and four generously sized bedrooms, one of which is ensuite and family bathroom to the first floor. Outside there is ample off-street parking, gardens to the front and rear.

The property's prime location ensures easy access to Penrith town centre with its rich array of shopping, dining, and leisure facilities. Excellent transport connections place both the charming Eden Valley and the magnificent Lake District National Park within comfortable reach.

Guide price £350,000



Lounge

11'1" x 16'3" (3.38 x 4.96)

The lounge is spacious and filled with natural light and allows access to the dining area and French doors to the rear. There is a window overlooking the front garden and driveway, fitted carpet, radiator and gas fire.

Dining Room

9'4" x 10'4" (2.86 x 3.16)

The dining room is accessed via the lounge and has French doors out into the rear garden and patio area. There is a fitted carpet and radiator.

Utility

7'2" x 10'4" (2.19 x 3.16)

The utility is accessible via the kitchen, integral door from the garage and external side door. It has a window looking out over the rear garden, fitted cabinetry, sink and space for a washing machine.

Kitchen

10'5" x 10'3" (3.18 x 3.13)

The kitchen is accessed via the main entrance hallway, it has a window looking out over the rear garden, wood effect units, laminate flooring, breakfast bar, integrated eye-level ovens, induction hob and extractor fan and space for appliances.

Downstairs W.C.

The downstairs w.c has a basin, w.c., laminate floor, tiled splash backs and frosted window bringing in natural light.

Entrance Hall

The entrance hall allows access to the downstairs w.c., lounge and kitchen, stairs to the first floor and benefits from a large under stair storage cupboard, and has a fitted carpet and radiator.





Principal Bedroom

10'2" x 12'0" (3.11 x 3.67)

The principal bedroom is front aspect and a comfortable double bedroom, with fitted wardrobes, fitted carpet, radiator and access to its own ensuite.

Principal Ensuite

7'3" x 5'6" (2.23 x 1.68)

The principal ensuite has a w.c, basin with fitted cupboard underneath, shower cubicle, laminate flooring, radiator and frosted window bringing in natural light.

Bedroom Two

9'4" x 12'4" (2.86 x 3.78)

Bedroom two is front aspect and a comfortable double bedroom with a dormer window, fitted carpet and radiator.

Bedroom Three

10'1" x 10'8" (3.08 x 3.26)

Bedroom three is rear aspect with stunning views over the countryside and fells, it is a comfortable double bedroom with fitted wardrobes, fitted carpet and radiator.

Bedroom Four

9'3" x 9'2" (2.84 x 2.81)

Bedroom four is another rear aspect and comfortable double bedroom with fitted carpet and radiator.

Bathroom

7'4" x 6'2" (2.25 x 1.88)

The main bathroom has a w.c, basin with fitted cupboard, bath with over bath shower, part tiled walls and splashback, radiator and fitted carpet.

Landing

The upstairs landing allows access to all four bedrooms and the main bathroom.

Outside

To the front of the property there is a driveway offering off road parking which will comfortably fit two cars, a low maintenance front lawn. There is gated side access to the rear garden, The rear garden has a fine selection of expertly chosen trees and shrubs, designed to enhance the views of distant hills while providing privacy from neighbouring properties. It has a lawn, small pond and patio in the foreground, and a garden shed beside the house.

Garage

9'11" x 19'7" (3.03 x 5.97)

The property benefits from an integrated garage with an integral door into the utility room.

Services

The property is serviced by mains gas, electric, water and drainage.

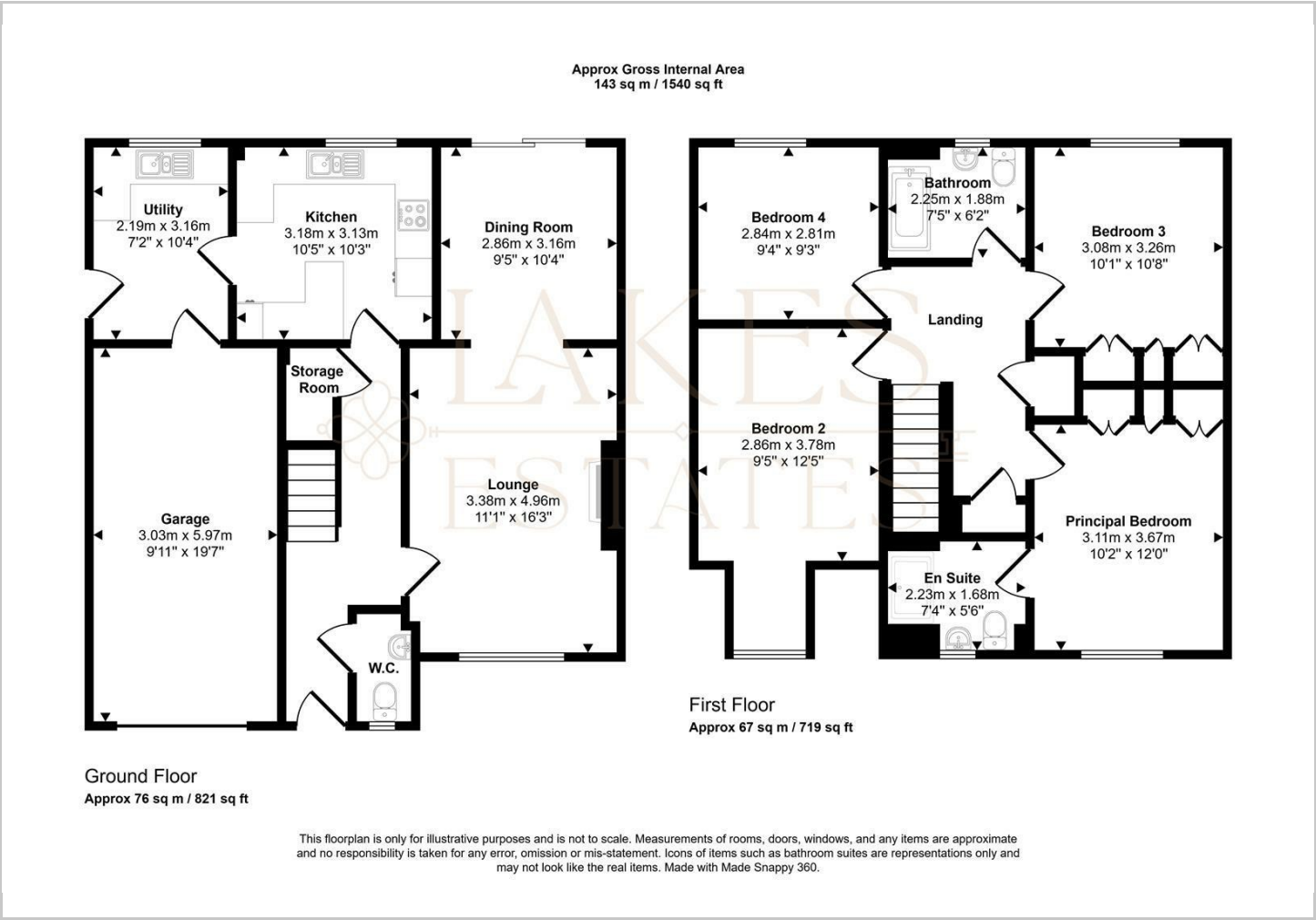
Please Note

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



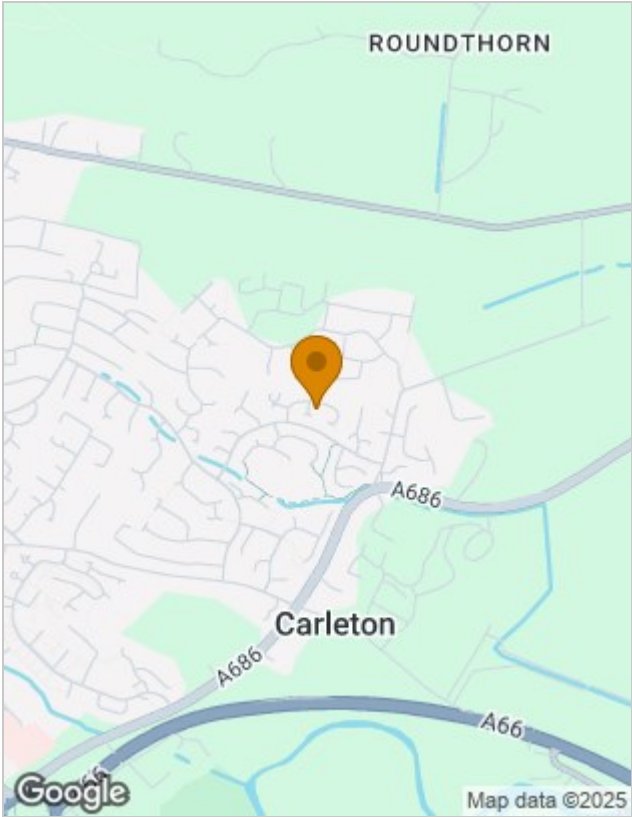
Viewing

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.

Penrith,
Tel: 01768 639300 Email: office@lakesestates.co.uk <https://www.lakesestates.co.uk>

Location Map



Energy Performance Graph

