



11 Cold Springs Park, Penrith, CA11 8EY

Guide price £525,000









# 11 Cold Springs Park

Penrith, CA11 8EY

- Immaculate 3 / 4 Bed Detached Bungalow
- Low Maintenance Gardens with Parking & Garage
- 2 Bathrooms
- Close to Penrith Town Centre & Amenities
- Excellent Transport Links
- Elevated Plot with Stunning Views
- 3 Double Bedrooms
- Part Converted Attic Space
- Bus Route Close by
- Viewing is Essential

Offered for sale with no onward chain is this fantastic 3 / 4 bed detached bungalow situated in one of Penrith's most sought-after locations. This beautifully maintained home offers impressive living space spanning over 1,700sq ft.

The well-planned accommodation features a comfortable lounge, dining room, kitchen diner, complemented by a practical utility room and integrated garage. Three spacious double bedrooms providing flexible options - the master bedroom boasts an en-suite, while the partially converted loft could serve as a further bedroom home office or study. A modern family bathroom completes the interior.

The property further benefits from a substantial garage and extensive parking facilities. The surrounding gardens are both attractive and easy to maintain, offering the perfect balance of outdoor space without demanding upkeep.

This outstanding home combines prime location and practical family living - an opportunity not to be missed.



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## Entrance Hallway

Front door leading into the entrance hallway. uPVC double glazed window unit and fitted carpet throughout. Radiator. Two built in storage cupboards.

## Lounge

16'6" x 13'10" (5.03 x 4.24)

A spacious living room which is bright and airy. There are three uPVC double glazed window units. Fitted carpet. Radiator and a fire place with hearth, surround and mantle.

## Dining Room

11'7" x 10'2" (3.55 x 3.10)

A good sized dining room which has a uPVC double glazed window unit. Fitted carpet. Radiator.

## Kitchen Diner

18'8" x 10'2" (5.69 x 3.10)

A brilliant kitchen diner which has tiled flooring throughout and two uPVC double glazed window units. At the near side is a spacious dining area which has a storage cupboard and radiator. There is ample space for dining furniture. At the far side is a well appointed kitchen suite which has a range of fitted wall and base units with complementing, tiled worksurfaces, tiled splashbacks and a 1.5 sink drainer unit. There are integrated appliances including a microwave, electric oven and hob with extractor hood over, under counter fridge and a dishwasher.

## Bedroom One

12'2" x 10'9" (3.72 x 3.29)

A spacious double bedroom which has a range of fitted bedroom furniture. Fitted carpet. uPVC double glazed window unit. Radiator. Door to the en-suite shower room.

## En-Suite Shower Room

7'5" x 5'1" (2.28 x 1.56)

A modern fitted suite which briefly comprises: shower cubicle containing a mains shower unit, low level w/c and a vanity sink unit with LED mirror over. Shower board wall coverings. uPVC double glazed window unit.

## Bedroom Two

11'5" x 10'9" (3.49 x 3.30)

A spacious double bedroom which has a range of fitted wardrobes. Fitted carpet. uPVC double glazed window unit. Radiator.



### Bedroom Three

12'4" x 8'3" (3.77 x 2.52)

A spacious double bedroom which has a range of fitted bedroom furniture. Fitted carpet. uPVC double glazed window unit. Radiator.

### Shower Room

7'6" x 6'10" (2.31 x 2.09)

A modern fitted suite which briefly comprises: shower cubicle containing a mains shower unit, low level w/c and a vanity sink unit with LED mirror over. Shower board wall coverings. uPVC double glazed window unit. Heated towel rail. Shaving socket.

### Utility Room

10'7" x 6'10" (3.25 x 2.10)

A handy space utilised as a boot room or utility room. There are stairs leading up to the partially converted attic room / office. Tiled flooring. Door to the rear and uPVC double glazed window unit to the side elevation. There are fitted base units with worksurfaces, tiled splashbacks and a stainless steel sink drainer unit. Plumbing for a washing machine and dryer. Radiator.

### Attic Room / Office

11'3" x 7'8" (3.44 x 2.34)

An excellent addition with built in storage cupboards, fitted carpet, radiator and a uPVC double glazed window unit. Ideal as a home office, study or further bedroom. On the landing there is another door leading to the boarded loft space.

### Garage

18'6" x 10'10" (5.66 x 3.31)

An excellent space for storage or housing a vehicle. The garage houses the boiler which provides domestic heating and hot water. There is an up and over door to the front elevation, power and lighting. uPVC double glazed window unit to the side elevation.

### Outside

### Services

Mains gas, electricity, water and drainage are connected but have not been tested by Lakes Estates. Fibre Optic Broadband is available.

### Directions

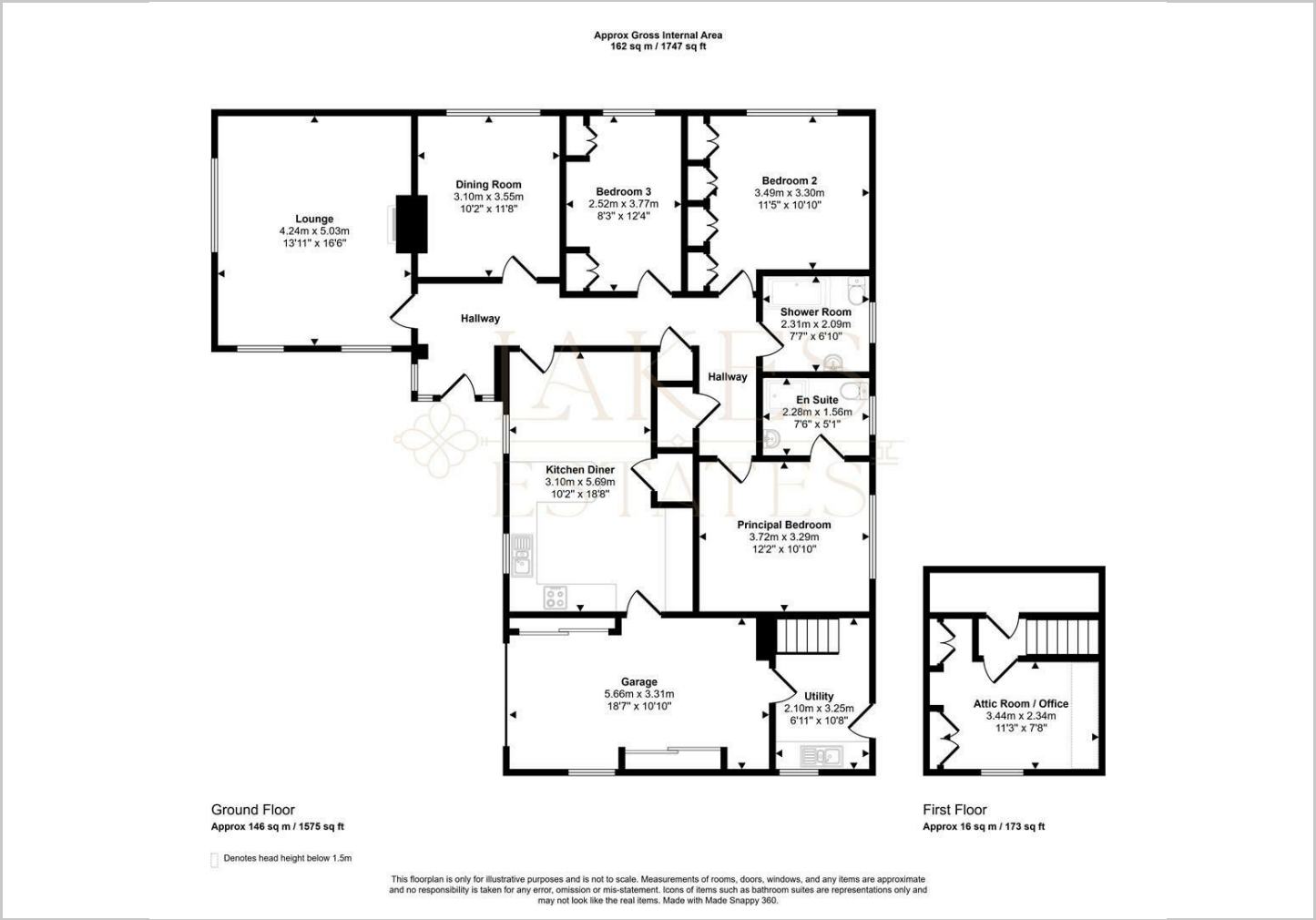
From Penrith town head up Fell Lane towards the Beacon. Turn right onto Brentfield Way and follow the road right round turning into Cold Springs Park. The property is in the cul-de-sac situated on a corner plot and can be identified by a Lakes Estates for sale sign.







Floor Plans



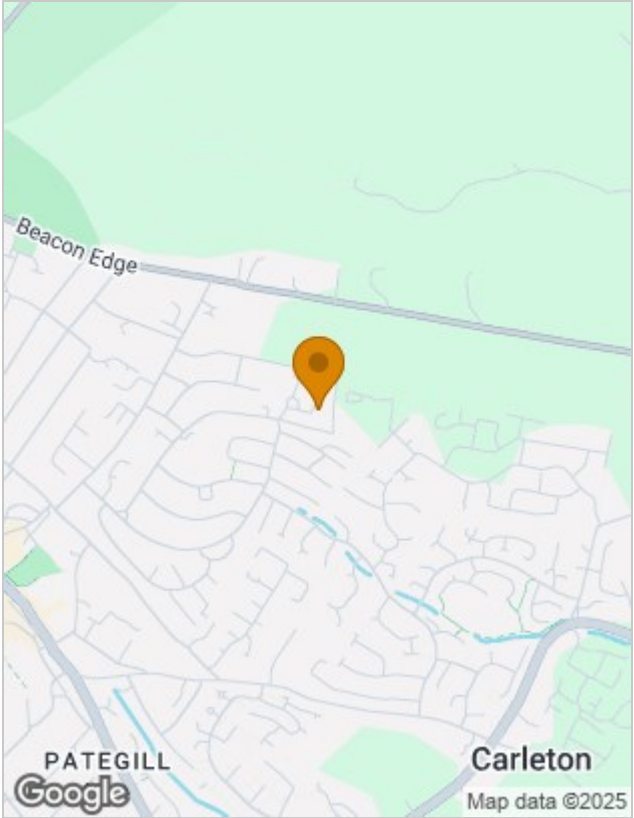
Viewing

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,  
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Location Map



Energy Performance Graph

