



5 Settle Close, Penrith, CA10 1FF

Guide price £448,750





5 Settle Close

Penrith, CA10 1FF

- Many customisable options from internal layout to Kitchen design
- Energy Efficient home
- New Build
- Over 1780 square feet
- Virtual Tour Available
- Popular Eden Valley Village
- Incredible views of the Pennines and Lake District
- Two Large Primary Bedrooms
- Garage and Driveway Parking
- Exclusive development

Are you looking for an energy efficient new build property with the potential of choosing your own internal layout, number of bathrooms, features, fixtures and style? If you would like to design elements of your new home, without the stress of managing the work yourself, then this property may be the one for you.

Number 5 Settle close is found on a corner plot with a large garden featuring a private seating area to be laid with patio and sloped lawn beyond. The property also benefits from a garage and ample off road parking. Settle Close is a select development of detached, executive style, 4-bedroom homes with fantastic open fell views. Culgaith is one of the Eden Valleys most popular villages boasting a school, pub and excellent transport links.

All of this can be yours with the bonus of some incredible views, particularly from the large Kitchen with 3 meter ceilings and huge windows filling the room with light!



Customisation

Entrance Hall	10'2" x 13'10" (3.11 x 4.24)
Living Room	11'7" x 17'7" (3.54 x 5.38)
Study / Snug	9'4" x 7'6" (2.85 x 2.3)
Kitchen / Dining / Living	33'2" x 11'1" (10.13 x 3.4)
Utility	12'7" x 4'9" (3.85 x 1.45)
Garage	9'6" x 16'6" (2.92 x 5.04)
Landing Hall	11'8" x 11'8" (3.56 x 3.57)
Primary Bedroom	13'2" x 14'9" (4.02 x 4.52)
En-suite	7'8" x 5'10" (2.34 x 1.78)
Bedroom 2	12'5" x 13'5" (3.81 x 4.11)
Bedroom 3	9'4" x 11'8" (2.86 x 3.58)
Bedroom 4 / Office	16'11" x 7'10" (5.16 x 2.39)
Bathroom	8'8" x 7'11" (2.65 x 2.43)
Please Note	



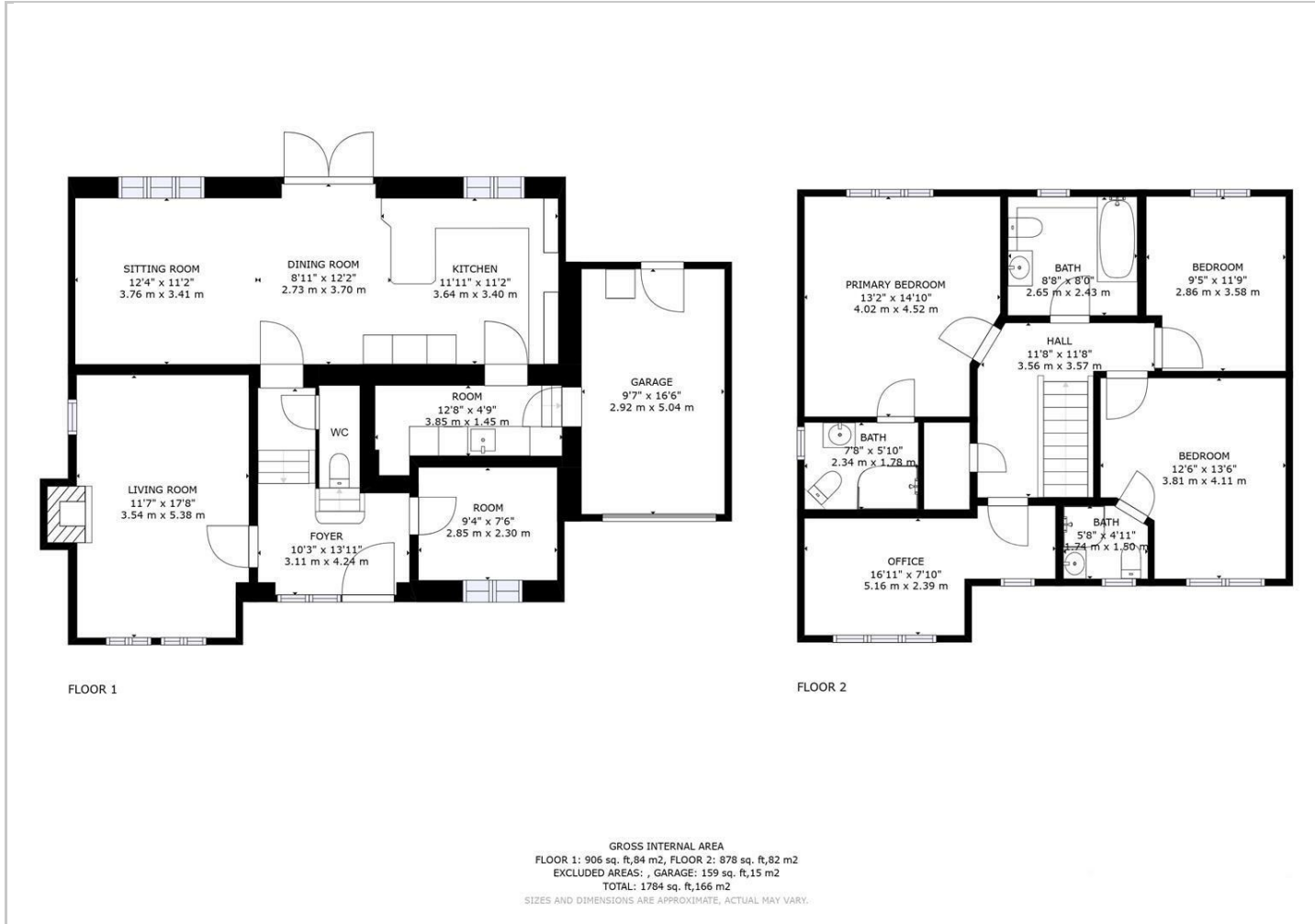


Directions

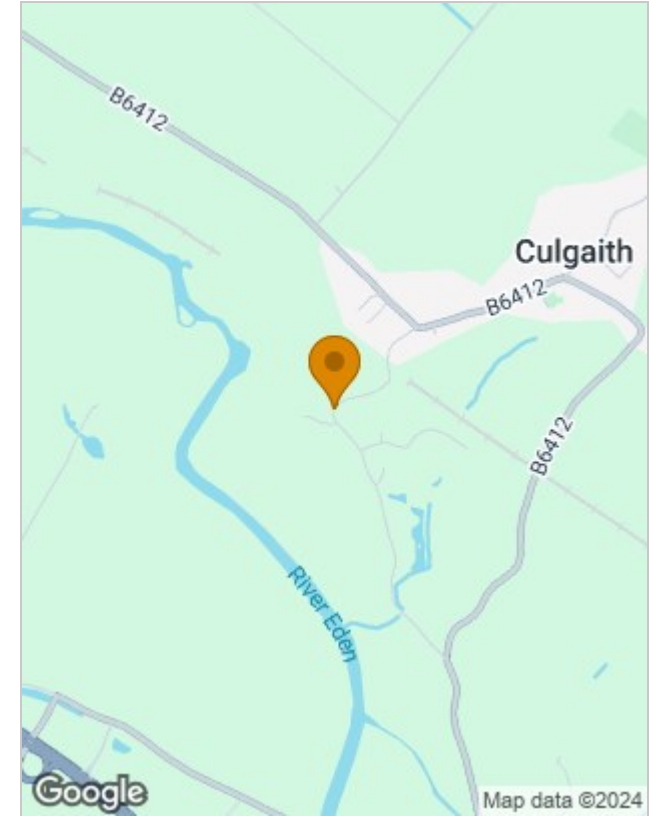




Floor Plans



Location Map



Energy Performance Graph

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

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.