



Penrith

Alma Croft, Graham Street, Penrith, Cumbria, CA11 9LB

An outstanding individual style detached three bedroom house occupying a delightful site with superbly landscaped gardens in a highly desirable residential location within walking distance of Penrith town centre.

Offers Over £630,000

Quick Overview

Outstanding individual style modern detached house

Highly desirable residential location close to Penrith town centre

Views over Penrith towards the Lake District fells

Recently comprehensively upgraded accommodation

Ground floor bedroom and two first floor bedrooms

Living room, dining room and fitted dining kitchen and utility room

Three bath / shower rooms

Superbly landscaped southwest facing garden

On-site parking space and detached garage

Energy efficient EPC B



3



2



2



B



Ultrafast
1000 Mbps



On-site Parking
& Detached Garage

Property Reference: P0318



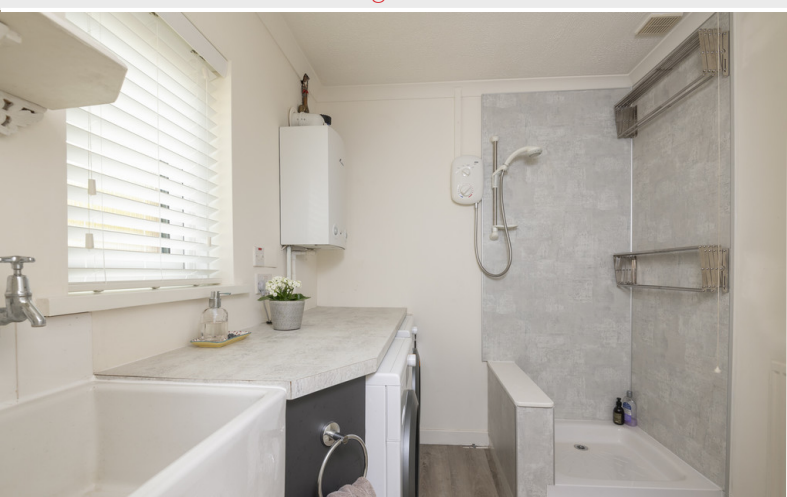
Living Room



Dining Kitchen



Dining Kitchen



Utility Room

Benefiting from recent comprehensive upgrading the accommodation offers flexible use as the ground floor bedroom with an en-suite shower room allows some occupants to mainly reside on the ground floor if preferable. Internal viewing is highly recommended.

Accommodation

Ground Floor:

External Canopy Porch

Entrance Vestibule

With built in cupboard.

Entrance Hall

With full height picture window, radiator.

Dining Kitchen

With fitted base and wall units, sink with mixer tap, integrated oven, combi microwave oven, hob, extractor unit, fridge, freezer, dishwasher, radiator, triangular bay window with seating, walk in pantry with fridge.

Dining / Garden Room

With full height picture window, views over the garden to the Lake District fells, radiator, double doors to the rear adjoining terrace and garden, under stairs cupboard.

Living Room

With full height picture window, views over the garden to the Lake District fells, wall inset multi-fuel stove, radiator.

Bedroom One

With windows to two elevations including full height picture window, views over the garden to the Lake District fells, radiator, built in wardrobe.

En-suite Shower Room

With WC, vanity wash hand basin, bath with rainwater head shower over and rinser, heated towel rail.

Inner Hall

With built in cupboards, external door.

Utility Room

With Belfast sink with mixer tap, plumbing for washing machine, WC, shower cubicle, radiator.



Living Room



Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



En-suite Bathroom

First Floor:

Landing

With built in cupboard.

Bedroom One

With windows to two elevations, views over Penrith to the Lake District fells, radiator, built in wardrobe.

Bedroom Two

With radiator, built in wardrobes, built in cupboard.

Bathroom

With roof window, WC, vanity wash hand basin, bath with rainwater head shower over and rinser, heated towel rail.

Outside:

Small forecourt, side pedestrian pathways, superbly landscaped adjoining garden comprising extensive paved patios and entertaining terrace, feature garden pond, extensive range of stocked and shrubbed borders, established trees, sandstone boundary wall, new shed with electric power, pedestrian access, driveway providing parking space with electric car charging point, detached garage with electric entrance door, electric light and power.

Services

Mains water, electricity, gas and drainage. Gas central heating.

Energy Efficiency

EPC rating B. Triple glazing. Solar roof panels and 10KW battery providing water heating and electric car charging power.

Solar PV on feed in tariff with battery storage complemented by My Energi Eddi and Zappi.

Tenure

Freehold.

Council Tax

Band E.

Viewing

By appointment with Hackney and Leigh's Penrith office.

Directions

From Penrith town centre proceed onto Sandgate and turn left at the mini roundabout onto Meeting House Lane and then take the fifth turn on the right onto Graham Street. Alma Croft is situated on the right towards the top of the Hill before reaching Beacon Edge.

Price

Offers over £630,000 are invited for consideration.



Front Elevation



Rear Garden



Rear Elevation



Views

Request a Viewing Online or Call 01768 593593

Meet the Team

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Call **01768 593593** or request online.

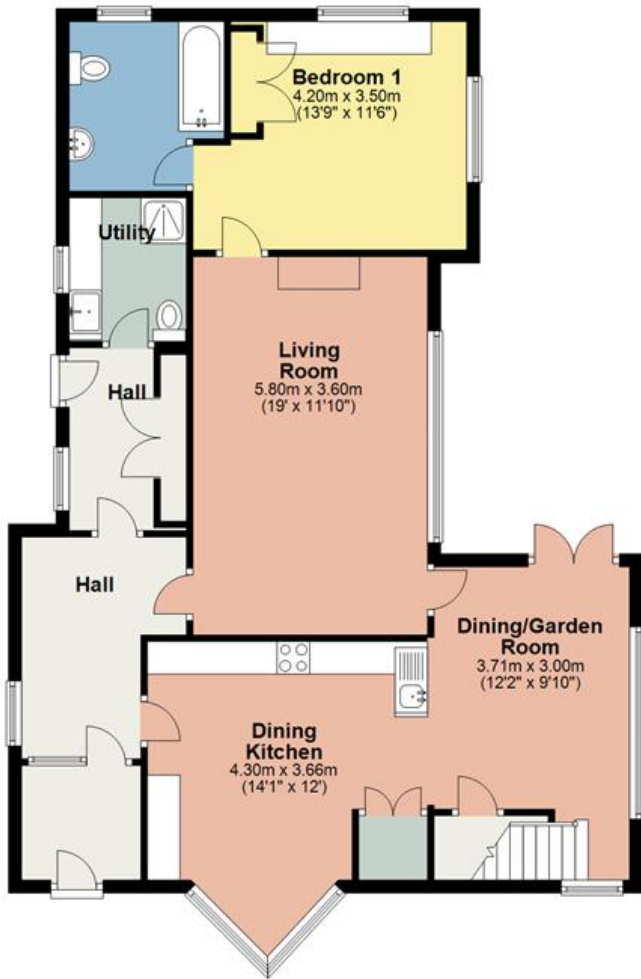


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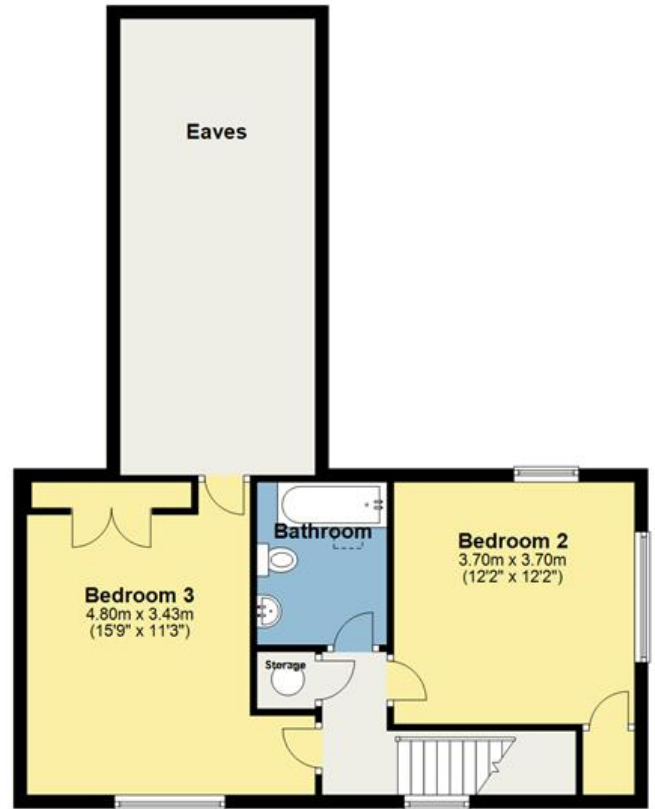


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Ground Floor
Approx. 94.6 sq. metres (1018.1 sq. feet)



First Floor
Approx. 65.8 sq. metres (708.5 sq. feet)

Total area: approx. 160.4 sq. metres (1726.6 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

A thought from the owners...

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