



# Penrith

£360,000

20 Brooklands Grange, Penrith, Cumbria, CA11 8TQ

Nestled in a tranquil cul-de-sac, this elevated four bedroom detached family home, offers an idyllic family lifestyle with a blend of modern convenience and comfort. The cul-de-sac location enhances the sense of community and safety, making it an ideal setting for families. The property briefly comprises of; Fitted kitchen, dining room, lounge with cylinder gas fire and surround, 4 bedrooms, driveway and garage.

Penrith is a quaint market town in the Eden Valley, only three miles from the outskirts of the Lake District. The area offers many outdoor activities including woodland walks, equestrian pursuits, golf course, which are very popular in the region. Penrith offers good transport links including bus services, railway station with links to North and South and M6 motorway.

Viewings come highly recommended.

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Ultrafast  
1000 Mbps
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Driveway  
& Garage

## Quick Overview

- 4 Bedroom detached family home
- 2 Reception rooms
- Bedroom 1 with En-suite
- Beautifully presented
- Situated in a quiet cul-de-sac
- Large rear garden with summerhouse
- Close to local amenities
- Driveway
- Garage
- Broadband Speed - Ultrafast 1000 Mbps

Property Reference: P0354



Kitchen



Living Room



Dining Room



Living Room

### Introduction

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### Location

Leaving Penrith, head south-west on Corm Market/ A592 towards Great Dockray. Continue onto Great Dockray, turning left onto Princess Street and left onto Crown Square. Turn right onto King Street/ A6. Continue to follow A6. Turn left onto Roper Street, merging onto Carleton Road/ Route 71. Turn left onto Oak Road and left onto Rimington Way. Continue onto Brooklands Grange. The property is at the top of the cul-de-sac.

### Property Overview

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"Annandale" consists of, entrance hall with laminate flooring and carpeted stairs to upper level. Access into the living room, fitted kitchen and downstairs WC. The fitted kitchen includes integrated gas hob, double oven and extractor. Brown/grey coloured worktops with wooden wall and base units, providing availability for a dishwasher. Stainless steel sink with mixer taps. Double glazed window to rear and side aspect. Part tiled with laminate flooring. Storage cupboard. Leading from the kitchen into the hallway, is the utility room and dining room. The dining room offers easy access to the expansive rear garden through sliding patio doors while seamlessly connecting to the spacious living room, where a large double glazed bay window brings in lots of natural light, providing views of the rolling countryside in the distance. Impressive gas fire with surround, laminate flooring.

The first floor offers 4 bedrooms and family bathroom. Bedroom 1 is a good size double with fitted wardrobes and En-suite. Large double glazed window to front aspect with carpet flooring. Three piece En-suite with waterfall feature shower over bath, WC and basin with waterfall mixer taps. Heated towel rail. Double glazed window to front aspect. Part tiled with tiled flooring. Bedroom 2 is a small double bedroom/ large single. Double glazed window to rear aspect with carpet flooring. Bedroom 3 is a double bedroom with two double glazed window to front aspect, with carpet flooring and bedroom 4 is a single bedroom, that could easily be used as a home office/ study. The current home owners use this as a walk-in wardrobe. Double glazed window to rear aspect, with carpet flooring. Three piece family bathroom with corner bath, WC and basin with hot and cold taps. Heated towel rail. Double glazed window to rear aspect and fully tiled.

Additionally, there is a downstairs WC cloakroom and utility room, allowing availability for a fridge/ freezer and washing machine. Brown/ grey coloured worktops. Double glazed window with access to rear aspect. Part tiled with laminate flooring.

The property also boasts a private driveway leading to a spacious garage, providing secure parking and additional storage space.

## Accommodation with approx. dimensions

### Ground Floor

#### Entrance Hall

Fitted kitchen 10' 10" x 9' 2" (3.3m x 2.79m)

Living Room 14' 5" x 10' 10" (4.39m x 3.3m)

Dining Room 10' 10" x 9' 2" (3.3m x 2.79m)

Utility Room 6' 7" x 4' 7" (2.01m x 1.4m)

#### Downstairs WC

Garage 14' 6" x 7' 3" (4.42m x 2.21m)

### First Floor

Bedroom One 12' 2" x 11' 2" (3.71m x 3.4m)

#### En-Suite

Bedroom Two 12' 2" x 7' 3" (3.71m x 2.21m)

Bedroom Three 8' 10" x 7' 10" (2.69m x 2.39m)

Bedroom Four 8' 6" x 8' 2" (2.59m x 2.49m)

#### Bathroom

#### Outside

Low maintenance front garden with grassed area, chipped stones and small trees. The large rear garden is a true haven, providing privacy with a wooden fence boundary, grassed area, shrubbery with patio area for al fresco dining. Chipped stones and summerhouse.

#### Services

Mains water, electricity, gas and drainage.

#### Tenure

Freehold

#### Age and Construction

We have been advised the property was built circa 1970/1980's and is of brick and tile construction

#### Council Tax Band

Westmorland & Furness Council  
Band D

#### Broadband Speed

Ultrafast 1000 Mbps available

#### Energy Performance Rating

Band C

#### Viewings

By appointment with Hackney and Leigh's Penrith office.

#### What3Words Location

accented.tickets.sparrows

#### Price

£360,000



Bedroom One



En-suite Bathroom



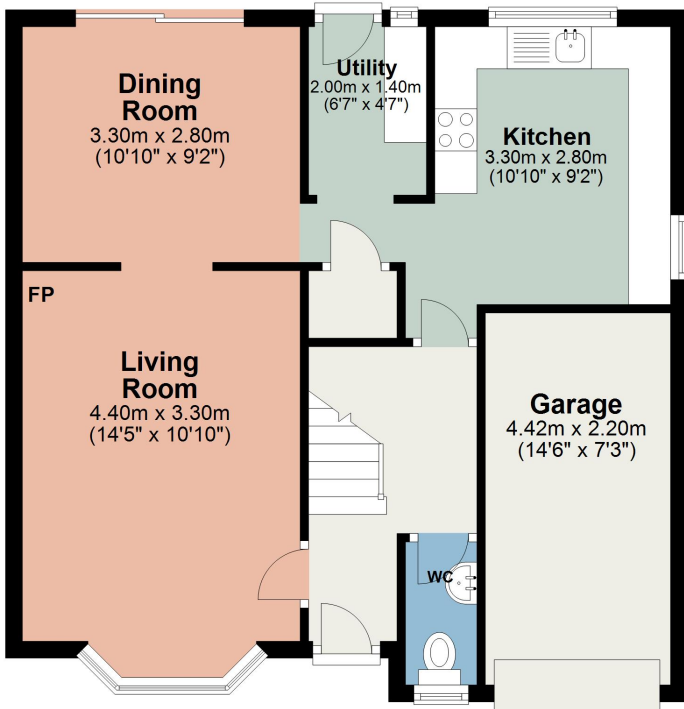
Bedroom Two



Garden

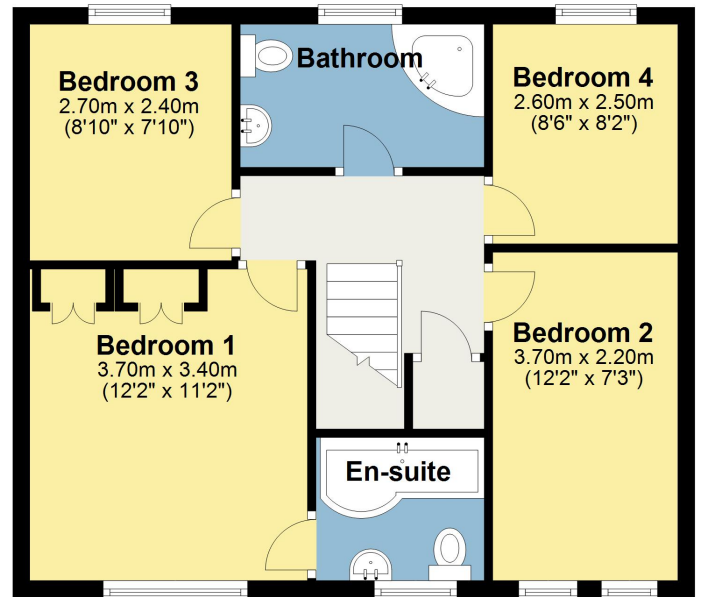
## Ground Floor

Approx. 58.1 sq. metres (625.8 sq. feet)



## First Floor

Approx. 50.9 sq. metres (547.4 sq. feet)



Total area: approx. 109.0 sq. metres (1173.2 sq. feet)

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

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