



Clifton

£330,000

31 Cumberland Close, Clifton, Penrith, Cumbria, CA10 2EN

Discover the perfect blend of village charm and modern convenience with this delightful extended link detached house, nestled in a quiet cul-de-sac in Clifton. Located close to the pretty market town of Penrith, this home offers easy access to a wealth of local amenities while being just a short distance from the stunning Lake District.

Step inside to a welcoming hallway, setting the tone for the warmth and charm that flows throughout this lovely home. The hallway seamlessly connects you to the spacious living room and kitchen/ diner. Carpeted stairs lead to the upper floor, with a small under stairs cupboard for additional storage space.

Extended 3 bedroom link detached house

Living room

Sun room

Utility room

Peaceful cul-de-sac location

Village location

Gardens

Driveway

Garage

Broadband - Ultrafast available



3

1

2



D



Ultrafast
available



Garage &
Driveway



Kitchen/ Diner



Sun Room



Living Room



Bedroom One

Leading from the hallway into the fitted kitchen/ diner featuring integrated electric hob, double oven and extractor. Integrated fridge/ freezer and dishwasher. Please note, the washing machine is not included. Stainless steel sink with hot and cold taps. Cream coloured worktops with cream coloured wall and base units. Part tiled with carpet flooring. Access leading into the hallway, utility room and sun room.

From the kitchen, step into the sunroom, a delightful addition that brings the outdoors in. Bathed in natural light, this versatile space can be used as a dining area, a reading nook, or a serene spot to enjoy your morning coffee while overlooking the garden. Double glazed window to rear and side aspect with carpet flooring. Double glazed patio doors to rear aspect. French doors lead into the spacious living room. The living room comprises of gas fire with surround, perfect for those chilly evenings. Double glazed window to front aspect, bringing in lots of natural light. Access leading into the hallway with French doors leading into the sun room. Carpet flooring.

Upstairs you will find 3 bedrooms, each is designed to offer comfort and privacy, making them perfect sanctuaries for rest and relaxation and a family bathroom. Bedroom 1 is a large double bedroom with double glazed window to rear aspect. Carpet flooring. Bedroom 2 is a good sized double bedroom with double glazed window to rear aspect. Carpet flooring. Bedroom 3 is a single bedroom that could easily be used as a home office/ study. Double glazed window to front aspect. Carpet flooring. Three piece family bathroom with WC, basin with vanity unit and shower over bath. Double glazed window to front aspect. Heated towel rail. Part tiled with carpet flooring.

There is also a utility room providing access to the rear aspect, wooden effect worktops with cream wall and base units. Double glazed window to rear aspect with plumbing for a washing machine and small storage cupboard. Downstairs WC cloakroom for added convenience.

Outside, the garden offers a peaceful escape, perfect for al fresco dining or simply enjoying the fresh air. The front and rear garden, complete with wooden fence boundary includes grassed lawn, trees of various sizes and shrubbery. There is also a garden shed and greenhouse. Additionally there is a driveway for ample parking and garage.

Clifton is a small village in Cumbria, situated on the periphery of the Lake District National Park approximately three miles south of Penrith and six miles from Lake Ullswater at Pooley Bridge. Clifton village provides a range of local amenities including primary school, church and public house.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen/ diner 12' 0" x 11' 3" (3.66m x 3.43m)

Living Room 17' 6" x 11' 7" (5.33m x 3.53m)

Sun Room 14' 5" x 8' 8" (4.39m x 2.64m)

Utility Room 8' 8" x 6' 4" (2.64m x 1.93m)

Downstairs WC Cloakroom

Garage 16' 10" x 8' 2" (5.13m x 2.49m)

First Floor

Bedroom One 11' 9" x 11' 5" (3.58m x 3.48m)

Bedroom Two 12' 1" x 11' 3" (3.68m x 3.43m)

Bedroom Three 8' 8" x 5' 10" (2.64m x 1.78m)

Bathroom

Property Information

Agent's Notes

There is a Tree Preservation for one of the trees in the garden

Tenure

Freehold

Council Tax

Band D

Westmorland and Furness Council

Services and Utilities

Mains electricity, mains water and mains gas. Back boiler heating. Mains drainage

Energy Performance Certificate

Band D. The full Energy Performance Certificate is available on our website and also at any of our offices.

Broadband Speed

Ultrafast available

Directions

From Penrith, at Kemplay Bank Roundabout, take the 3rd exit onto Kemplay Bank/ A6. Come through the village of Clifton and turn left onto Cumberland Close. Take the first road on your right hand side, signposted Cumberland Way and the property will be directly in front of you.

What3words Location

///buddy.flown.flaunting

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£330,000

Anti-Money Laundering (AML) Regulations

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom Two



Bedroom Three



Bathroom



Garden

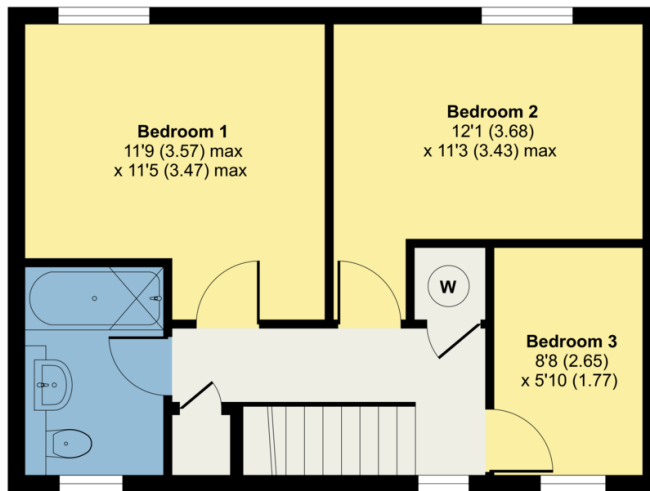
Cumberland Close, Clifton, Penrith, CA10 2EN

Approximate Area = 1074 sq ft / 99.7 sq m

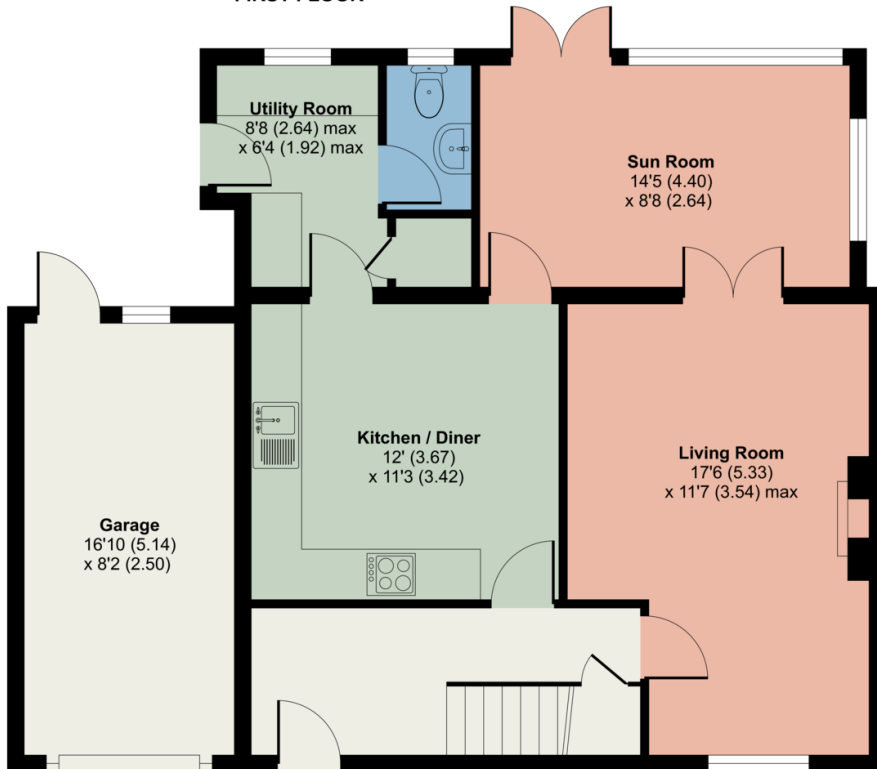
Garage = 138 sq ft / 12.8 sq m

Total = 1212 sq ft / 112.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1264696

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