



Penrith

£285,000

29 Croft Avenue, Penrith, Cumbria, CA11 7RG

Perfectly situated in a sought-after area of Penrith, offering a harmonious blend of space, convenience and functionality, this home provides easy access to local amenities, schools, and transport links, making it an excellent choice for those seeking a vibrant community lifestyle. Boasting three bedrooms, kitchen/ dining room, open plan living room/ dining room and home office. Note. The garage has been transformed to a room with En- suite, however there are no building or planning regulations for this conversion.

As you step inside, you are greeted by a warm and inviting atmosphere, that sets the tone for the rest of the home. Carpeted flooring and carpeted stairs lead to the upper floor, while under stairs cupboard provides additional storage.

Quick Overview

- 3 Bedroom link detached property
- Sought after area
- Fitted kitchen/ dining room
- Open Plan living room/ dining room
- Home office & utility room
- Front & rear garden
- Close to local amenities & schools
- Driveway & on street permit parking
- Downstairs room with no building regulations
- Ultrafast Broadband available



3



2



4



D



Ultrafast
available



Driveway &
On street parking

Property Reference: P0429



Kitchen/ Diner



Kitchen/ Diner



Living Room



Dining Room

The hall leads to a room on the left hand side and formal dining room. On the left hand side a downstairs room that has been transformed and currently used as a bedroom by the current owner with its own En- suite. A double glazed Velux window provides natural light. Laminate flooring. The En- suite includes shower with waterfall feature, WC and basin with mixer taps. Part tiled with vinyl flooring. Please note, this conversion has no building or planning regulations.

The heart of the home is the well-equipped kitchen/dining room, offering ample space for culinary adventures and casual dining. Integrated gas hob, oven and extractor with stainless steel sink with hot and cold taps. Availability for a free standing fridge/ freezer and dishwasher. Wooden effect worktops with white coloured wall and base units. Double glazed window to rear aspect. Part tiled with tiled flooring. The dining space features two double glazed Velux windows and double glazed patio doors that lead onto the rear aspect, flooding the room with natural light. French doors lead into the formal dining room. Leading from the kitchen/ dining room into the spacious formal dining room, that naturally flows into the living room, making it an ideal setting for family gatherings and social occasions. Carpet flooring. The living room creates a cosy space, with gas fire and surround, high ceiling and double glazed bay window to front aspect. Carpet flooring.

For those working from home, a dedicated home office space ensures productivity and focus. Double glazed window and access onto the rear aspect. Laminate flooring. Note, the current owners are currently using this space as an additional bedroom. Boiler is located here. A separate utility room provides additional convenience, keeping laundry and household chores neatly out of sight. Additionally, there is a downstairs WC leading from the utility room.

Upstairs, you'll find three bedrooms, each offering a tranquil retreat for rest and relaxation and shower room. Bedroom 1 is a large double bedroom with fitted wardrobes, high ceiling and double glazed bay window to front aspect. Carpet flooring. Bedroom 2 is good sized double bedroom with fitted wardrobes, double glazed window to rear aspect and carpet flooring. Bedroom 3 is a single bedroom with double glazed window to front aspect. Carpet flooring. Three piece shower room with shower, WC, vanity unit and basin with hot and cold taps. Heated towel rail. Double glazed window to rear aspect. Part tiled, partial splashback with vinyl flooring.

Outside, the home boasts low maintenance front and rear gardens. The front garden, complete with stone wall and wooden fence boundary, chipped stones and shrubbery. The rear garden is enclosed, with stone wall boundary, small pond, shrubbery, garden shed and greenhouse. The patio area is perfect for enjoying those sunny days. Driveway for off street parking and on street permit parking.

Penrith is a quaint market town in the Eden Valley approximately 3 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.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen/ diner 12' 5" x 8' 9" (3.78m x 2.67m)

Dining Room 15' 1" x 11' 11" (4.6m x 3.63m)

Living Room 11' 11" x 11' 11" (3.63m x 3.63m)

Office 14' 10" x 6' 4" (4.52m x 1.93m)

Downstairs Room 11' 1" x 9' 9" (3.38m x 2.97m)

En- suite

Utility Room 7' 9" x 6' 4" (2.36m x 1.93m)

Downstairs WC

Garage 9' 9" x 2' 7" (2.97m x 0.79m)

First Floor

Bedroom One 14' 5" x 9' 10" (4.39m x 3m)

Bedroom Two 11' 11" x 11' 2" (3.63m x 3.4m)

Bedroom Three 8' 11" x 7' 11" (2.72m x 2.41m)

Shower Room

Property Information

Tenure

Freehold

Council Tax

Band C

Westmorland and Furness

Agents Notes

The garage has been transformed to a room with En- suite, however there are no building or planning regulations for this conversion

Services and Utilities

Mains electricity, mains water and mains gas. 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, follow A592 and A6 to Portland Place. Follow Portland Place and Drovers Lane to Croft Avenue. The property will be on the left hand side

What3words Location

///bloom.ramp.koala

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£285,000

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 One



Bedroom Two



Bedroom Three



Garden

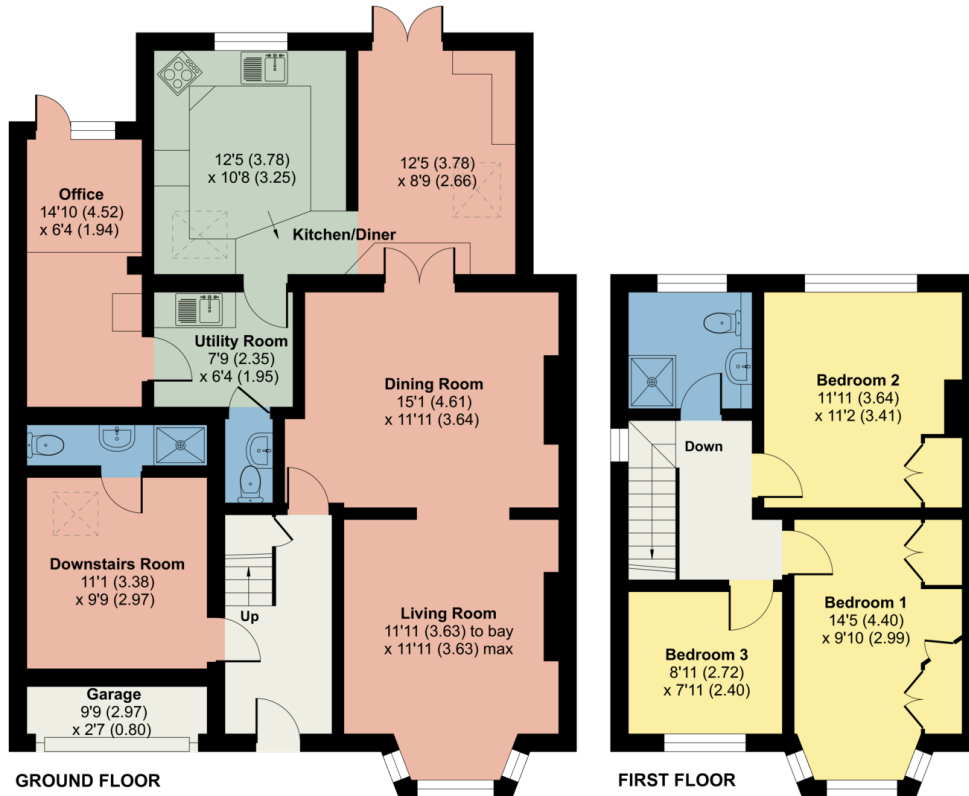
Croft Avenue, Penrith, CA11 7RG

Approximate Area = 1492 sq ft / 138.6 sq m

Garage = 26 sq ft / 2.4 sq m

Total = 1518 sq ft / 141 sq m

For identification only - Not to scale



 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: 1273434

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 16/04/2025.

Request a Viewing Online or Call 01768 593593