



Penrith

£240,000

20 Cedar Close, Penrith, Cumbria, CA11 8TJ

Located within in a peaceful cul-de-sac, with a friendly and welcoming neighbourhood, this modern home offers the perfect blend of convenience, practicality and style, providing the perfect backdrop for creating lasting memories. With its prime location, just a short walk from the market town centre of Penrith, which boasts local amenities and transport links, allowing you to have everything you need within easy reach. Additionally, there is a utility room, driveway for ample parking and integral garage.

As you enter, you are greeted by a welcoming entrance hall, where carpeted stairs lead you to the upper floor. On your left is the spacious living/ dining room is a versatile space bathed in natural light from double glazed windows at both the front and rear aspects. This room is perfect for family gatherings, cosy evenings, or entertaining friends, offering a seamless blend of relaxation and functionality. Carpet flooring.

Quick Overview

3 Bedroom semi detached house
Spacious living/ dining room
Cul-de-sac location
Popular residential area
Close to local amenities
Utility room
Gardens
Driveway
Integral garage
Ultrafast Broadband available



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Ultrafast
available



Driveway &
Garage

Property Reference: P0395



Kitchen



Living/ Dining Room



Living/ Dining Room



Bedroom One

Leading from the living/ dining room, step into the modern fitted kitchen, a haven for culinary enthusiasts. Featuring integrated 4 ring electric Induction hob, oven and extractor with integrated dishwasher. Storage cupboard and sink with hot and cold taps. Brown coloured worktops with light grey coloured wall and base units. Double glazed window to rear aspect. Part tiled with luxury vinyl flooring. Adjacent to the kitchen is the utility room, allowing availability for a free standing fridge/ freezer, washing machine and tumble dryer. Light brown coloured worktop with grey coloured wall units. Double glazed window and access to rear aspect, with access into the integral garage. The convenience of a downstairs WC adds to the practicality of this charming home, making it ideal for busy family life.

Venture upstairs to find three bedrooms, each designed with comfort in mind, and family bathroom. Bedroom 1 is a double bedroom with double glazed window to rear aspect, providing views of The Beacon in the distance. Carpet flooring. Bedroom 2, also a double bedroom with double glazed window to front aspect. Carpet flooring. Bedroom 3 is a single bedroom, currently being used a home office. Double glazed window to front aspect with carpet flooring. The three piece bathroom is equipped with a white suite that includes a bath with a waterfall shower overhead, a WC, and a wash hand basin set on a vanity unit. Heated towel rail. Double glazed window to rear aspect. Part tiled with tiled flooring.

Outside, discover a rear garden that promises endless possibilities, enclosed by a wooden fence and fir tree boundary. The patio area is perfect for al fresco dining or simply enjoying a morning coffee. While the garden features a variety of trees in different sizes, it presents an opportunity for the green-fingered enthusiast to add their personal touch. Low maintenance front garden with a low brick wall boundary and chipped stones. Neatly arranged shrubs add a touch of greenery, creating a welcoming first impression. Monoblock driveway provides ample 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. Situated close to local amenities and offering excellent access to the A66 and M6, both North and South, this home is perfectly positioned for commuters and families alike.

Accommodation with approx. dimensions

Ground Floor

Kitchen 9' 9" x 8' 2" (2.97m x 2.49m)

Living/ Dining Room 23' 4" x 13' 4" (7.11m x 4.06m)

Utility Room 10' 4" x 8' 1" (3.15m x 2.46m)

Downstairs WC

Garage 16' 10" x 8' 3" (5.13m x 2.51m)

First Floor

Bedroom One 11' 10" x 9' 11" (3.61m x 3.02m)

Bedroom Two 11' 7" x 8' 10" (3.53m x 2.69m)

Bedroom Three 7' 5" x 6' 8" (2.26m x 2.03m)

Bathroom

Property Information

Tenure

Freehold

Council Tax

Band C

Westmorland & Furness Council

Services and Utilities

Mains electricity, mains water and mains drainage. Mains gas

Energy Performance Certificate

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

Broadband Speed

Ultrafast available

Directions

From Penrith, turn left onto Roper Street, which merges onto Carleton Road/ Regional Route 71. Turn left onto Oak Road and left onto Maple Drive. Turn right onto Cedar Close. The property will be on the right hand side

What3words Location

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Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£240,000

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

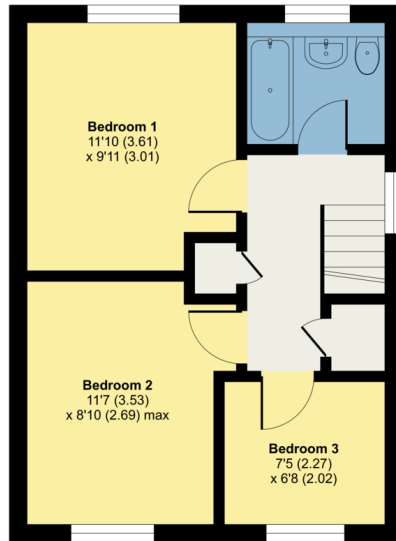
Cedar Close, Penrith, CA11 8TJ

Approximate Area = 864 sq ft / 80.2 sq m

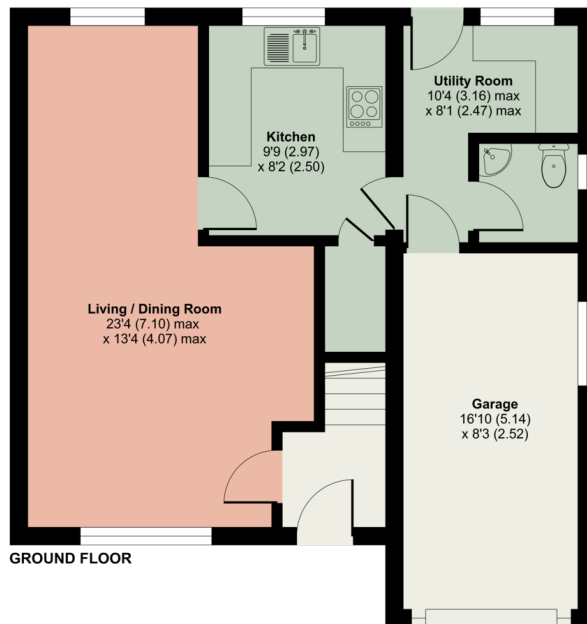
Garage = 134 sq ft / 12.4 sq m

Total = 988 sq ft / 92.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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