



Penrith

£225,000

24 Castletown Drive, Penrith, CA11 9ES

This charming semi-detached home offers a perfect blend of comfort and style, and is ideal for families or those seeking extra space. Promising a delightful living experience where you can create lasting memories. Perfectly located close to local amenities, this home ensures convenience is always at your fingertips, whether it's shopping, dining or schools, everything you need is just a short distance away, making everyday life a breeze.

As you step through the entrance vestibule, you're welcomed into a warm and inviting living room. The focal point here is the log burner, set on a sleek glass hearth, creating a cosy atmosphere perfect for relaxing evenings. Solid oak flooring, although this has not been verified, complete with carpeted stairs that lead gracefully to the upper floor, add a touch of elegance to the space. Double glazed window to front aspect.

Quick Overview

- 3 Bedroom semi detached house
- Cul-de-sac location
- Fitted kitchen with Trifold doors
- Living room & log burner
- Conservatory
- Low maintenance gardens
- Driveway
- Garage
- Close to local amenities
- Ultrafast Broadband available



3



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Ultrafast
available



Garage &
Driveway

Property Reference: 47571



Kitchen

The living room seamlessly flows into the heart of the home-the fitted kitchen. This modern culinary space features an island with a breakfast bar, ideal for casual dining or entertaining guests. Featuring an integrated 5 ring gas hob, double oven and extractor. Integrated fridge/ freezer and dishwasher with availability for a washing machine and tumble dryer. Cleverly integrated into the kitchen is a storage cupboard tucked neatly under the stairs, providing a practical solution for keeping your kitchen essentials organised and out of sight. Black speckled worktop with ample stone coloured wall and base units. Stainless steel sink with hot and cold taps. Part tiled with laminate flooring. Double glazed window to rear aspect. The boiler is located here.

From the kitchen, trifold doors open into the spacious conservatory, a versatile space filled with natural light. Whether you use it as a dining area, playroom, or simply a place to unwind, the conservatory offers a seamless connection to the outdoors with double glazed patio doors enhancing the home's living space.



Living Room

Venture upstairs to find, 3 bedrooms and family bathroom. Bedroom 1 is a double bedroom, offering ample space for relaxation with a double glazed window to front aspect, bringing in lots of natural light. Bedroom 2, also a double bedroom boasting fitted mirrored wardrobes, providing ample storage space for all your needs. Double glazed window to rear aspect. Bedroom 3 is currently set up as a walk-in wardrobe, offering a luxurious touch to your daily routine. This versatile space can easily be transformed into a home office or nursery, depending on your needs. Double glazed window to front aspect. Three piece family bathroom comprising of, waterfall feature shower over bath, WC and basin. Double glazed window to rear aspect. Part tiled with laminate flooring.

Low maintenance front garden, complete with a small grassed lawn and carefully selected shrubs, add a touch of greenery, creating a welcoming entrance. The Monoblock driveway and single garage provide ample off street parking. Please note, the neighbour has a right of way, ensuring easy access for all. The rear garden features a lush grassed lawn, shrubbery with a variety of trees in different sizes, presenting an opportunity for the green-fingered enthusiast to add their personal touch. While, the patio area is perfect for al fresco dining or simply enjoy a morning coffee on the decked seating area.



Dining Room/ Conservatory

Penrith is a quaint market town in the Eden Valley approximately 3 miles from the outskirts of the Lake District National Park. 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 15' 3" x 10' 9" (4.65m x 3.28m)

Living Room 15' 5" x 15' 0" (4.7m x 4.57m)

Dining Room/ conservatory 12' 1" x 9' 7" (3.68m x 2.92m)

First Floor

Bedroom One 12' 6" x 8' 10" (3.81m x 2.69m)

Bedroom Two 10' 8" x 8' 10" (3.25m x 2.69m)

Bedroom Three 9' 7" x 6' 6" (2.92m x 1.98m)

Bathroom

Property Information



Bedroom One

Tenure

Freehold

Council Tax

Band C

Westmorland & Furness Council

Services and Utilities

Mains electricity, mains water and mains drainage. Wood burner and mains gas

Right of Way

We have been advised the neighbour has right of way to access their drive

Energy Performance Certificate

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

Broadband Speed

Ultra fast available

Directions

From Penrith town centre take the B5288 towards Greystoke and at the roundabout take the second exit onto Gilwilly Road then take the first left onto Castletown Drive. Follow the road through and the property will be on the right hand side

What3words Location

///venues.rent.tria:thon

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£225,000

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 (ind. 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 (ind. vat).

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Bedroom Two



Bedroom Three



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Rear Aspect and Garden

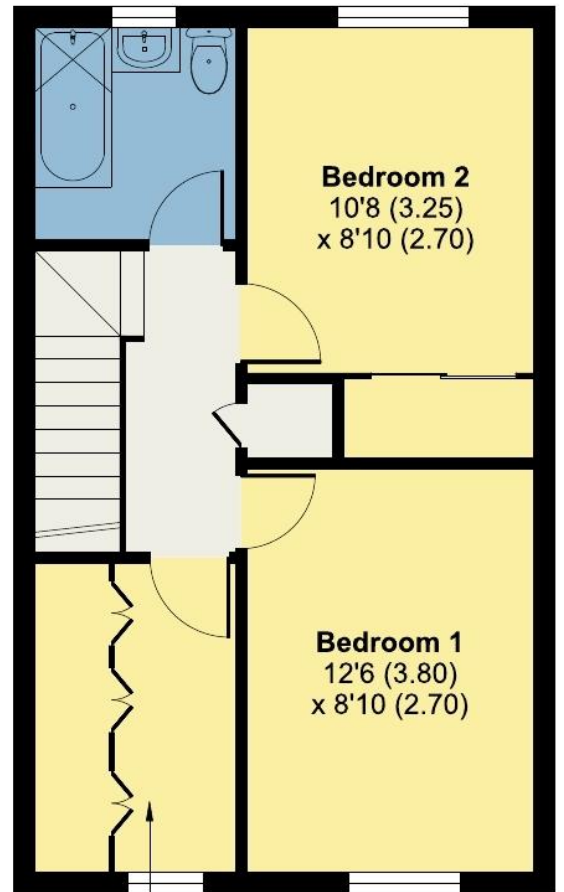
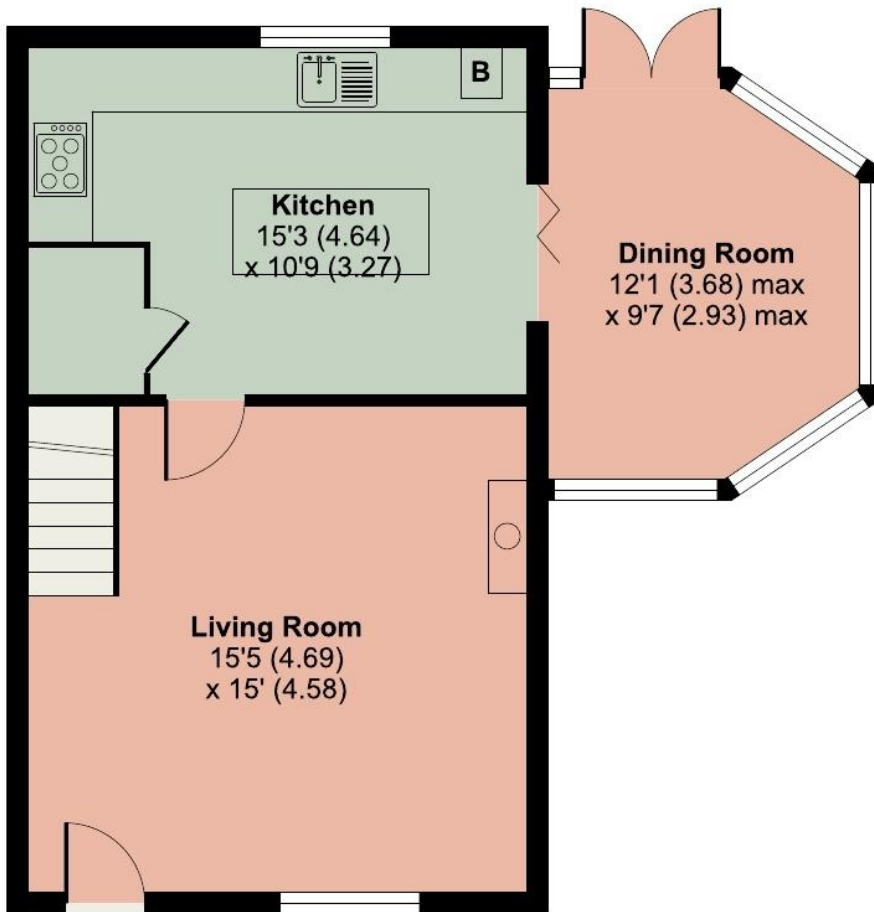
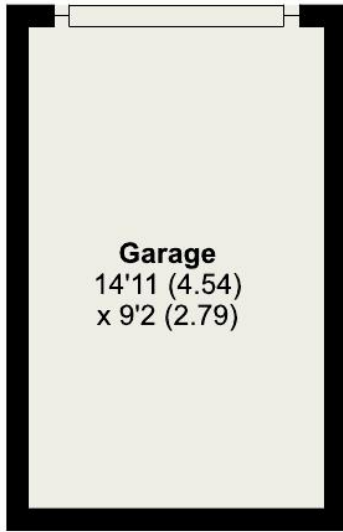
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Approximate Area = 929 sq ft / 86.3 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1065 sq ft / 98.9 sq m

For identification only - Not to scale



A thought from the owners...

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