



## Penrith

£340,000

24 Cypress Way, Penrith, Westmorland And Furness, CA11 8UN

Located in a desirable area, tucked away in a quiet cul-de-sac, this home combines the best of both worlds - peaceful living with easy access to local amenities and the natural beauty of the Lake District. Inside, the home continues to impress with its thoughtful layout, modern interiors, practical features, and an enviable location, this home promises a lifestyle of comfort and tranquillity. The rear garden is a true highlight, complete with balcony and sleek glass balustrade, offering a perfect vantage point to soak in the stunning views of the distant Lakes. Additionally, there is a driveway, garage with a sauna that can be included in the sale.

The entrance hall greets you with carpeted stairs leading upwards, setting the tone for the comfort and style that permeate throughout this delightful property.

To your left, you'll find the spacious living room, a perfect sanctuary for relaxation and family gatherings. A modern fire with an elegant surround serves as the focal point, adding warmth and a contemporary touch to the room. Double glazed bay window to front aspect, with carpet flooring. Seamlessly connected to the living room is the modern and contemporary kitchen/dining room, designed to cater to both culinary enthusiasts and those who love to entertain.

### Quick Overview

3 Bedroom detached house

Living room & bay window

Spacious modern fitted kitchen/ dining room

3 Double bedrooms

Cul-de-sac location

Lake District views

Driveway

Garage

Ultrafast Broadband Available



3



2



1



C



Ultrafast  
Broadband



Garage  
& Driveway

Property Reference: P0483





Kitchen



Kitchen/Diner



Living Room



Living Room

This open-plan space is a hub of activity and style, featuring sleek finishes and ample room for a dining table where family meals and social gatherings can be enjoyed. Featuring integrated 4 ring Induction hob, oven and extractor. Integrated wine cooler and fridge. Wooden worktops, complemented by ample back coloured wall and base units. Sink with hot and cold taps. Partial splashback with Spacia deck flooring. Natural light floods the room, thanks to a double-glazed window, double glazed patio doors and door access to rear aspect. The utility area provides availability for a washing machine and tumble dryer.

There is also a downstairs WC for added convenience.

Venture upstairs to find, 3 bedrooms and shower room. Each of the three double bedrooms are thoughtfully designed with fitted wardrobes, ensuring ample storage space and a clutter-free environment. Bedroom 1 is a true sanctuary, boasting both front and rear aspect double glazed windows that flood the room with natural light and offer breathtaking views of the distant Lake District fells. This spacious room is further enhanced by a convenient hand basin, adding a touch of practicality to its luxurious feel. The additional 2 double bedrooms are equally inviting, each featuring fitted wardrobes that cater to your storage needs while maintaining the room's sleek and modern aesthetic. Whether you choose to use these rooms as guest bedrooms or home office, they promise comfort and versatility. All fitted with carpet flooring. Three-piece shower room comprising of, walk in double shower with waterfall feature, WC, vanity unit and basin with hot and cold taps. Double glazed window to rear aspect. Part tiled with tiled flooring.

Outside, the low maintenance front garden is adorned with lush grass, a mature tree and vibrant shrubs that create a welcoming entrance. The rear garden, enclosed by a wooden fence boundary is a private oasis featuring well-maintained grass, decorative chipped stones and a variety of shrubs and trees that add a touch of nature's charm. The highlight of this garden is the balcony with its sleek glass balustrade, offering a perfect vantage point to soak in the stunning views of the distant lakes. Whether you're enjoying a morning coffee or hosting an evening gathering, this space promises endless moments of relaxation and enjoyment. Additionally, there is a Monoblock driveway, accessed by a Right of Way over the neighbour's drive, and integral garage. Note. The current vendor currently has a sauna in the garage, which can be included in the sale.

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, bus and railway links.

Accommodation with approx. dimensions

Ground Floor

Hallway

Kitchen/ dining room 23' 8" x 9' 11" (7.21m x 3.02m)

Living Room 20' 3" x 10' 4" (6.17m x 3.15m)

Garage 11' 11" x 9' 1" (3.63m x 2.77m)





Rear Aspect



Garden





Bedroom One



Bedroom Two



Bedroom Three



Shower Room

## First Floor

**Bedroom 1** 17' 11" x 8' 11" (5.46m x 2.72m)

**Bedroom 2** 13' 9" x 10' 2" (4.19m x 3.1m)

**Bedroom 3** 12' 5" x 8' 3" (3.78m x 2.51m)

## Shower Room

## Property Information

Freehold

## Council Tax

Band D

Westmorland & Furness Council

## Services and Utilities

Mains electricity, mains water, mains drainage and 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

Ultra fast Available

## Directions

From Penrith turn right onto Corn Market/ A592 and continue on Great Dockray, taking Princess Street to King Street/ A6. Turn right onto King Street/ A6. Take Carleton Road/ Regional Route 71 to Cypress Way. The property is at the end of the cul-de-sac

## What3words Location

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## Viewings

By appointment with Hackney and Leigh's Penrith office

## Price

£340,000

## Anti Money Laundering

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Rear Garden



Rear Garden





The Property



Rear Garden

**Request a Viewing Online or Call 01768 593593**



## Meet the Team

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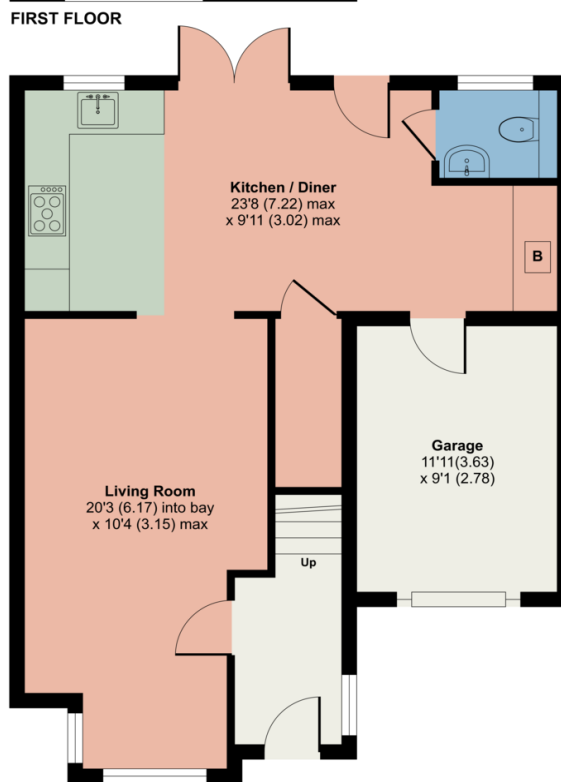
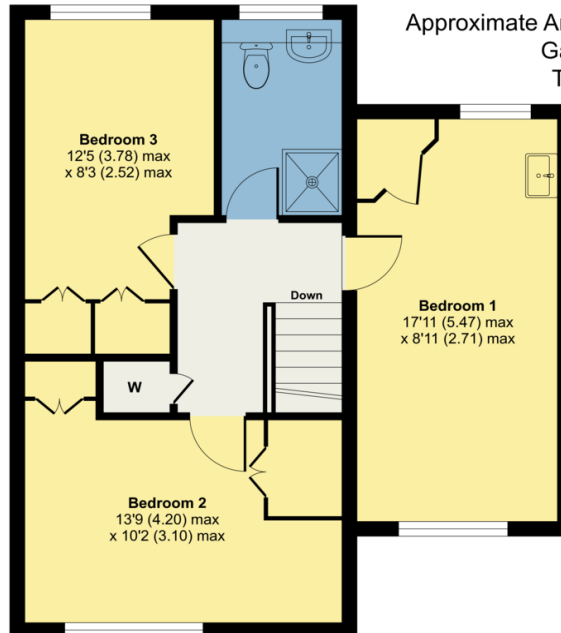
## Cypress Way, Penrith, CA11 8UN

Approximate Area = 1048 sq ft / 97.3 sq m

Garage = 105 sq ft / 9.7 sq m

Total = 1153 sq ft / 107 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: 1350457

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