

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **33 Freesia Gardens, Woodberry Heights, Penrith, Cumbria, CA11 8FP**



- **Smart, Stylish and Spacious Detached Family Home**
- **Built By Charles Church and Completed in November 2022**
- **Positioned on the Edge of the Development with an Open Outlook**
- **Large Hallway, Living Room, Dining Kitchen, Dining Room/Office, Utility Room + WC**
- **5 Bedrooms with En-Suite to the Principal + House Bathroom**
- **Enclosed South Facing Rear Garden**
- **Off Road Parking + Double Garage**
- **uPVC Double Glazing + Gas Central Heating via a Condensing Boiler**
- **enure - Freehold. Council Tax Band - E. EPC Rating - B**

**Price £465,000**

On the edge of the desirable Woodberry Heights development, itself on the edge of Penrith, number 33 Freesia Gardens is a large family home with a wonderful outlook onto an open field which has been donated to Cumbria Wildlife Trust ensuring the protection for conservation purposes. The current owners bought the property from new in November 2022, and are reluctantly having to move due to family commitments. The house offers smart, stylish, comfortable and spacious accommodation comprising: Hallway, Living Room, Dining Kitchen, Utility Room, Dining Room/Office, Cloakroom, Landing, 5 Bedrooms with an En-Suite to the principal and a House Bathroom having both a shower and a bath. Outside there is a Forecourt Garden, an Enclosed Rear Garden with a southerly aspect and there is an Off Road Parking Area leading to a Detached Double Garage. The property also benefits from uPVC Double Glazing, Gas Central Heating via a Condensing Boiler combined with excellent insulation to give an EPC rating of B.

### **Location**

From the centre of Penrith, head South on King Street and fork left at the traffic lights into Roper Street which becomes Carleton Road. drive to the top of the hill and at the T-junction, turn left on the A686. Take the next left in to Carleton Hill Road, left in to Primrose Drive and then right to Crocus Avenue, left at the junction. drive up the rise and turn right into Lily drive and then right into Freesia Gardens, 33 is at the head of the cul-de-sac.

### **Amenities**

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

### **Services**

Mains water, drainage, gas and electricity are connected to the property.

### **Tenure**

The property is freehold and the council tax is band E

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

Through a composite security door to the

### **Hall**

Stairs with painted spindles and polished banisters lead to the first floor. There is a large cupboard below the stairs, wood effect tiled flooring, a double radiator and oak doors to the dining room, dining kitchen and cloakroom. Oak double doors lead to the



### Living Room 23'3 x 12'10 (7.09m x 3.91m)

A uPVC double glazed window faces to the front overlooking the neighbouring countryside which is in the care of Cumbrian Wildlife Trust. There are recessed halogen downlights, TV & telephone points, a double radiator and a single radiator. uPVC double glazed patio doors open to the garden and an oak door leads to the



### Dining Kitchen 14'3 x 10'8 + 8'8 x 13'3 (4.34m x 3.25m + 2.64m x 4.04m)

The kitchen is fitted with a range of dark blue Shaker style units and a quartz work surface incorporating a stainless steel 1 1/2 bowl under mounted sink with mixer tap. There are two built in electric ovens and a 5 ring induction hob with a quartz splash back and stainless steel extractor hood above. The kitchen is also equipped with an integrated fridge freezer and dishwasher. There is a woodblock breakfast bar to one end of the units, recessed down lights to the ceiling and wood effect tiled flooring.



In the dining area there is a double radiator and uPVC double doors to the garden.

Oak doors lead to the hall and



### **Utility Room 5'5 x 9'8 (1.65m x 2.95m)**

Fitted with units and work surface to match the kitchen. There is plumbing for a washing machine, space for a tumble dryer and a wall cupboard housing the Ideal Logic gas fired condensing combi boiler providing the hot water and central heating. The flooring is wood effect tiles and there is a single radiator, an extractor fan and a double glazed security door to the side.



### **Dining Room/Study 8'4 x 12'10 (2.54m x 3.91m)**

Having two uPVC double glazed windows to the front overlooking the countryside opposite. The flooring is wood effect tiles and there is a double radiator and telephone point.



### **WC**

Fitted with a toilet and wash hand basin. The flooring is wood effect tiles and there is a single radiator and extractor fan.

### **First Floor-Landing**

Having painted spindles and an oak banister around the stair well. A ceiling trap gives access to the insulated roof space. There is a recessed shelved linen cupboard and oak panel door leads off.



### **Bedroom One 13'11 x 12'11 (4.24m x 3.94m)**

To one wall there is a built in wardrobe with hanging, shelving and drawers. The ceiling has recessed downlights and there is a single radiator and two uPVC double glazed windows to the front over looking the countryside opposite owned by Cumbria Wildlife Trust.



### **En-Suite 9' x 5'6 (2.74m x 1.68m)**

Fitted with a bath, a toilet, a wash basin and a shower enclosure having a Mira mains fed shower. The ceiling has recessed down lights, the flooring is wood effect laminate and the walls are fully tiled. There is a back lit mirror above the wash basin, a heated towel rail, an extractor fan and uPVC double glazed window.



**Bedroom Two 12'1 x 12'11 (3.66m/0.30m x 3.94m)**

Two uPVC double glazed windows to the front overlook the neighbouring countryside owned by Cumbrian Wildlife Trust. There is a single radiator.



**Bedroom Three 10'10 x 12'11 (3.30m x 3.94m)**

A uPVC double glazed window faces to the rear overlooking the garden and there is a double radiator.



**Bedroom Four 9'7 x 10'10 (2.92m x 3.30m)**

A uPVC double glazed window faces to the rear overlooking the garden and there is a single radiator.



**Bedroom Five 9' x 7' (2.74m x 2.13m)**

A uPVC double glazed window faces to the rear overlooking the garden and there is a single radiator.

### **Bathroom 5'10 x 10'10 (1.78m x 3.30m)**

Fitted with a bath, a toilet, a wash basin and a shower enclosure, tiled to two sides with a Mira electric shower. The ceiling has recessed down lights, the floor is wood effect laminate, the walls are part tiled and there is a heated towel rail, an extractor fan and uPVC double glazed window.



### **Outside**

To the front of the house is a forecourt garden with flower beds. There is a gate to the right of the house and a gate and a path to the rear garden and to the left side is a shared path to the rear parking area and:



### **Garage 19' x 19'8 (5.79m x 5.99m)**

Having two up and over doors, light and power and a door to the garden.



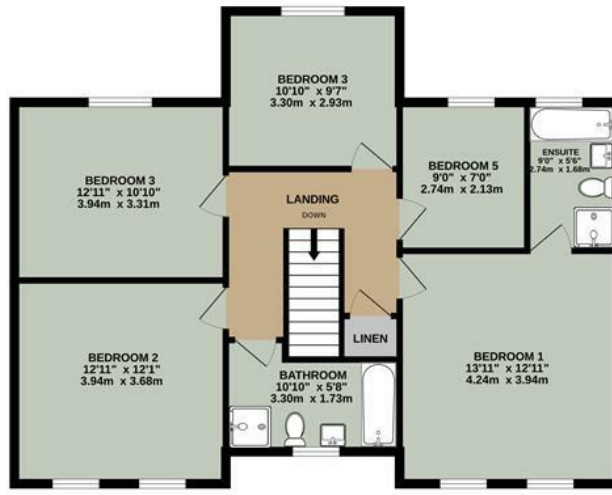
To the rear of the house is an enclosed garden with a high fence around and a patio next to the house. The garden has a Southerly aspect, benefitting from the direct sunlight.



**GROUND FLOOR**  
889 sq.ft. (82.6 sq.m.) approx.

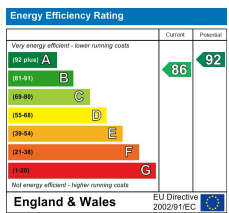


**1ST FLOOR**  
888 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA: 1777 sq.ft. (165.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



Email - [welcome@wilkesgreenhill.co.uk](mailto:welcome@wilkesgreenhill.co.uk)  
Visit our Website - [www.wilkesgreenhill.co.uk](http://www.wilkesgreenhill.co.uk)

**Disclaimer**  
These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

**Data Protection**  
We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane  
Penrith  
Cumbria  
CA11 7BP

T: 01768 867999  
F: 01768 895033  
[info@wilkesgreenhill.co.uk](mailto:info@wilkesgreenhill.co.uk)  
[www.wilkesgreenhill.co.uk](http://www.wilkesgreenhill.co.uk)

Registered in England and Wales No. 3210913  
Registered Office: 9 + 10 Angel Lane, Penrith

