

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

19 Maple Drive, Penrith, CA11 8TU



- **Extended Semi Detached Family Home**
- **Elevated Location with Superb Views Across Penrith to the Lakeland Fells**
- **Living Room, Dining Room Open to the Kitchen + Snug/Office**
- **4 Bedrooms, En-Suite Shower Room + House Bathroom**
- **Generous Garden with a Southerly Aspect and Good Privacy**
- **uPVC Double Glazing + Gas Central Heating**
- **Tenure - Freehold. Council Tax Band - C. EPC - C**

Price £350,000

In an elevated location, enjoying a superb view across Penrith to the Lakeland fells as well as direct sunlight, 19 Maple Drive is a significantly extended semi detached family home with accommodation comprising: Entrance Hall, Utility Room, Kitchen open into the Dining Room, Snug/Office, Living Room, 4 Bedrooms, an En-Suite and a Bathroom. Outside there is Off Road Parking for 3 cars and a generous Garden to the side and rear allowing a good degree of privacy. The property also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler.

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 up the rise and turn left into Oak Road. Take the 2nd left turn into Maple Drive, number 19 is on the left.

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 Freehold

The property is freehold and the council tax is band C.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a uPVC double glazed door to the;

Entrance Hall

There is a recessed storage area which also houses the MCB consumer unit and electric meter, a cupboard housing the gas meter and a multi pane glazed door to the;

Utility Room 7'10 x 7'11 (2.39m x 2.41m)

Having a stainless steel single drainer sink in a base unit with plumbing below for a washing machine and space for a tumble dryer. A wall mounted Worcester gas fired condensing combi boiler provides the hot water and central heating. A door opens to the WC which is fitted with a toilet and extractor fan and a door opens to the;

Kitchen 8'7 x 11'3 (2.62m x 3.43m)

Fitted with gloss cream fronted units and a wood effect work surface incorporating a stainless steel 1 1/2 single drainer sink with mixer tap and tiled splashback. There is space for a gas cooker and plumbing for a dishwasher. There is a double radiator, an extractor fan and uPVC double glazed window and door to the rear give an excellent open view across Penrith to the Lakeland fells. A door opens to the living room and there is a broad opening to the;



Dining Room 8'6 x 9'11 (2.59m x 3.02m)

With a base and wall unit to one corner to match the kitchen. There is a double radiator and uPVC double glazed window to the rear giving an excellent open view across Penrith to the Lakeland fells. Sliding double doors open to the;



Snug/Office 10'9 x 9'11 (3.28m x 3.02m)

uPVC double glazed windows face to two sides there is a double radiator and a TV point.



Living Room 19'10 x 10'9 (6.05m x 3.28m)

A uPVC double glazed window faces to the front and uPVC double glazed double doors open to the rear garden with the view across Penrith to the Lakeland fells. There are two double radiators. Doors open to the understairs cupboard and the;



Front Lobby

Having a uPVC double glazed window to the front and floor to ceiling uPVC double glazed window to the side. There is a single radiator and stairs to the first floor.

Landing

A ceiling trap gives access to the roof space.

Bedroom One 14'5 x 10' (4.39m x 3.05m)

uPVC double glazed windows face to two sides and there is a single radiator. A recessed airing cupboard houses the hot water tank and a door opens into the;



En-Suite 5' x 9'11 (1.52m x 3.02m)

Fitted with a toilet, a wash basin and a shower enclosure with marine boarding around, a Mira electric shower and an extractor fan. The ceiling has recessed down lights and there is a single radiator and uPVC double glazed window to the rear looking out over Penrith to the Lakeland fells.



Bedroom Two 10'11 x 10'10 (3.33m x 3.30m)

A uPVC double glazed window faces to the front and there is a single radiator and recessed storage area above the stairwell.



Bedroom Three 8'8 x 14'1 (2.64m x 4.29m)

There is a single radiator and uPVC double glazed window to the rear with views across Penrith over the Lakeland fells.



Bedroom Four 10'6 x 8'1 (3.20m x 2.46m)

Built in wardrobes to one wall gives hanging and shelving space. There is a single radiator. and uPVC double glazed window to the front.



Bathroom 5'6 x 8'1 (1.68m x 2.46m)

Fitted with a toilet, a wash basin and a panelled bath with a Mira electric shower over and tiling around. There is a shaver socket, a chrome heated towel rail, an extractor fan and uPVC double glazed window.



Outside

To the front of the house the garden has been block paved giving off road parking for three cars, with rustic timber raised beds to each side and a gate to the side opens to the main garden.

The garden is to the side and rear of the house, being a mix of flagged patio, decked seating area and lawn with a tall fence around allowing a good degree of privacy.

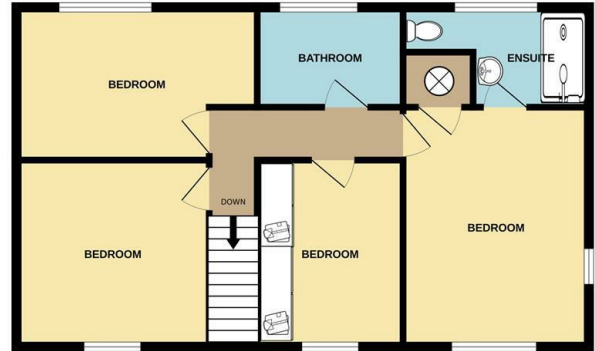
The garden enjoys a southerly aspect giving direct sunlight.



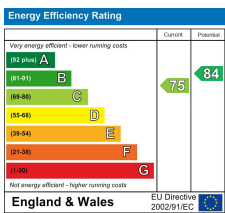
GROUND FLOOR



1ST FLOOR



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