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14 Sycamore Drive, Penrith, CA11 8UG



- **Immaculate Semi Detached House Extended to the Ground Floor**
- **Cul-de-Sac Location in a Desirable Area of Penrith**
- **Living Room, Dining Kitchen, Utility Room, Cloakroom and Store Room/Workshop/Office**
- **3 Bedrooms, 2 with built in loft beds and a Bathroom**
- **Forecourt Garden and Enclosed Rear Garden**
- **2 Off Road Parking Spaces**
- **uPVC Double Glazing and Gas Central Heating**
- **Tenure - Freehold. Council Tax Band - C. EPC - D**

Price £250,000

Positioned at the head of the cul-de-sac and having been extended on the ground floor by the current owners, 14 Sycamore Drive is an immaculately presented, modern, semi detached home with several clever individual alterations carried out to suit their family needs. The accommodation comprises: Entrance Hall, Living Room, Dining Kitchen, Utility Room, WC, Store Room, 3 Bedrooms (2 with built in loft beds and desks) and a Bathroom. Outside there is Off Road Parking for 2 cars and an Enclosed Rear Garden. 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 at the traffic lights, fork left into Roper Street, which becomes Carleton Road. Drive up the hill and turn left into Oak Road. Drive to the mini roundabout and turn right, into Ash Road. Drive up the rise, turn right into Laburnum Way and then left into Sycamore Drive, number 14 is towards the head of the cul-de-sac 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

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through an open porch and a uPVC part glazed door to the ;

Hall

Stairs rise to the first floor and there is a double radiator and a panel door to the;

Living Room 15'5 x 11'6 (4.70m x 3.51m)

A living flame gas fire is set on a fossil hearth and back with a wood surround. A uPVC double glazed window faces to the front and there is a double radiator, a TV and a telephone point. The floor is LVT and a multi pane glazed door leads to the;



Dining Kitchen 11'2 x 15' (3.40m x 4.57m)

Fitted with a range of wall and base units and a work surface incorporating a cream composite sink with mixer tap and tiled splashback. There is a built in electric oven and gas hob with a cooker hood above. There is plumbing for a dishwasher and space for an under surface fridge. A uPVC double glazed window looks onto the rear garden. The floor is wood and there is a double radiator. Sliding patio doors lead out to the rear garden and there is an open doorway to the;



Utility Room 8'2 x 7'6 (2.49m x 2.29m)

Having base units and white work surface incorporating a stainless steel single drainer sink with mixer tap. There is space for an upright fridge freezer, plumbing for a washing machine, vent for a tumble dryer and a double radiator. The floor is LVT and uPVC double glazed window faces to the rear and a door opens to the garden.



WC

Fitted with a toilet and a white wash basin with cupboard below, LVT flooring and an extractor fan.



Store Room/Workshop 14'9 x 7'8 (4.50m x 2.34m)

A uPVC door opens to the front. There is a Double radiator, LVT flooring and meter cupboards.



First Floor-Landing

A uPVC double glazed window faces to the side and doors lead off. There is an airing cupboard/linen store which houses a Baxi gas fired condensing boiler for the hot water and central heating. Doors lead off to the bedrooms and bathroom.

Bedroom One 11'6 x 8'2 (3.51m x 2.49m)

Having a uPVC double glazed window to the rear, a single radiator and a TV point. A recessed wardrobe has hanging and shelving space and the ceiling is coved.



Bedroom Two 13'1 x 8'2 (3.99m x 2.49m)

Having a uPVC double glazed window to the front, a single radiator and a built in wardrobe with hanging and shelving. There are two built in loft beds with desks below.



Bedroom Three 9' x 6'7 (2.74m x 2.01m)

Having a uPVC double glazed window to the side and a single radiator. There is a built in cupboard above the stair head providing storage and built in loft bed.



Bathroom 6'2 x 6'6 (1.88m x 1.98m)

Fitted with a cream three piece suite having a mains fed shower over the bath and the wash basin and toilet are set in a vanity unit with concealed cistern and cupboard. The walls are fully tiled and there is an extractor fan, a shaver socket and a heated towel rail. A uPVC double glazed window to the rear.



Outside

To the front of the property there is block paved parking for 2 cars. Steps lead down to the paved forecourt seating area with retaining wall around and to garden area which is shrub beds. Outside light and double electric socket.

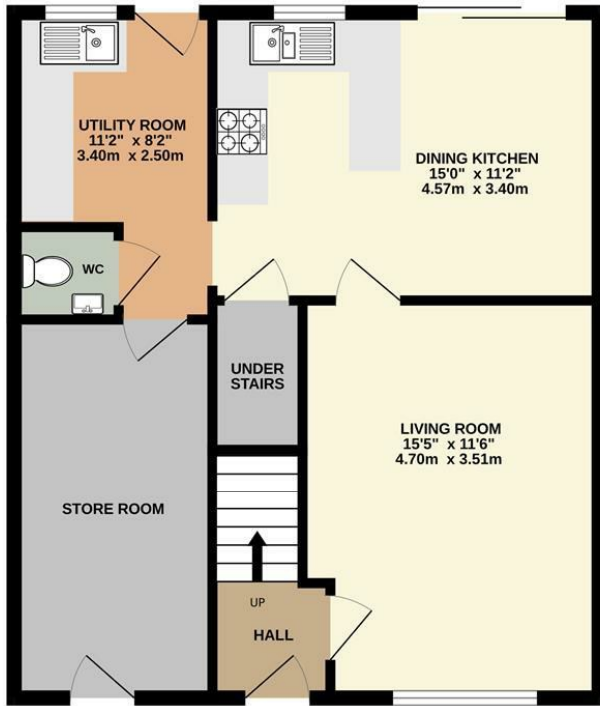


The rear enclosed garden has a patio and seating area on three levels and a lawn with flower and shrub borders. There is space for a garden shed and a gate leading out to the rear.

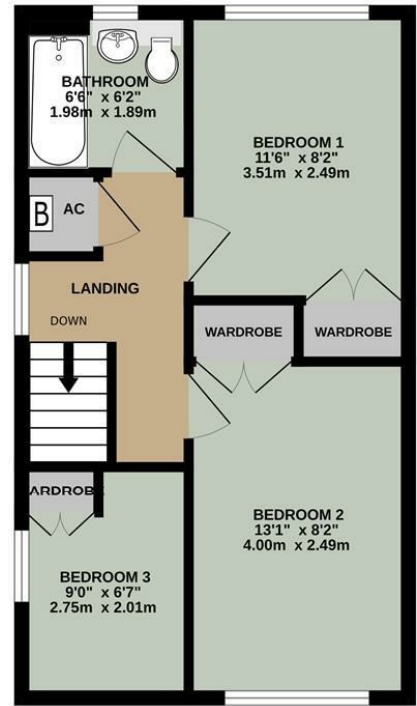
Outside lights, tap and double electric socket..



GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.

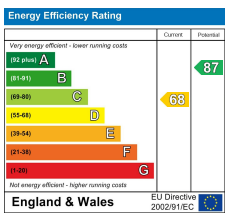


1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 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.
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