

**WILKES
GREEN
HILL**

Residential
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Letting Agents

14 Maple Drive, Penrith, CA11 8TU



- **Chic and Stylish Semi Detached House with Ground Floor Extension**
- **Living Room, Large Dining Kitchen, Utility Room, WC and Office**
- **3 Bedrooms + Bathroom**
- **Enclosed Rear Garden with a Good Degree of Privacy**
- **Off Road Parking for 2 Cars**
- **uPVC Double Glazing + Gas Central Heating via a Condensing Boiler**
- **Photovoltaic Solar Panels to Supplement Electricity Costs**
- **Tenure - Freehold. Council Tax Band - C. EPC Rate - C**

Price £290,000

In the Carleton area of Penrith, 14 Maple Drive has been extended to the ground floor and hugely improved by the current owners to create a chic and comfortable home with accommodation comprising: Entrance Porch and Hall, Living Room, a large Dining Kitchen, 3 Bedrooms and a Bathroom. Outside there is Off Road Parking for 2 cars and an enclosed Rear Garden with a good level of privacy. The property also benefits from uPVC Double Glazing, Gas Central Heating via a Condensing Boiler and Photovoltaic Solar Panels to supplement the electricity costs.

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 hill and turn left into Oak Road. Maple Drive is the second road 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 part glazed door to the:

Porch - Hall

Stairs rise to the first floor with a part panelled walls. There is a built in shelf/drawer unit and recessed coat hooks, double radiator.

Living Room 13' x 13'3 (3.96m x 4.04m)

Having a uPVC double glazed window to the front and a living flame gas stove set in a simple inglenook with timber mantle. There is a telephone point and a TV aerial point. Sliding multi pane glazed doors lead to the;



Dining Kitchen 9'8 x 25' (2.95m x 7.62m)

Fitted with a range of light grey units and a marble effect work surface incorporating a cream composite 1 / 2 bowl sink with mixer tap, carved drainer and tiled splashback. One of the units houses the Worcester gas fired condensing combi boiler which provides the hot water and central heating. There is space for a slot in electric cooker with a cooker hood above and an integral fridge freezer. To one corner is a built in seating with storage below and recessed shelving/storage below the stairs. uPVC double glazed windows face to the side and rear with view to the Pennines beyond, a double glazed Velux window and uPVC double glazed French doors lead outside. There are two double radiators, wood effect flooring, recessed ceiling downlights, a TV aerial point and a door to the;



Utility Room 7'9 x 7'8 (2.36m x 2.34m)

With part panelled walls, wood effect flooring, plumbing for a washing machine and having a wash hand basin. A sliding door gives access to the WC with a toilet and uPVC double glazed window to the side. A wood panel door leads to the;



Office 8' x 7'7 (2.44m x 2.31m)

Having a uPVC double glazed window to the front, wood effect flooring and wood panelling to the ceiling with ceiling trap to the roof void. A wall cupboard houses the electric and gas meters



First Floor-Landing

With wood panel doors off and a uPVC double glazed window to the side. A recessed airing cupboard houses a single radiator and a built in cupboard above the stairs provides storage. A ceiling trap with drop down ladder gives access to the boarded loft space above.

Bedroom One 9'2 x 9'10 + wardrobes (2.79m x 3.00m + wardrobes)

Having a uPVC double glazed window to the rear with views to the Beacon and the Pennines. Recessed wardrobes with sliding doors provide hanging, shelf and drawer storage. There is a single radiator.



Bedroom Two

Having a uPVC double glazed window to the front and a single radiator.



Bedroom Three

Having a uPVC double glazed window to the front and a single radiator.



Bathroom

Fitted with a white three piece suite having an electric shower over the bath, a folding clear screen and tiles around. There is a chrome heated towel rail, an extractor fan, and a uPVC double glazed window to the rear.



Outside

To the front of the property is a tarmac drive for parking for up to two cars. To the side is a well stocked shrub border. A path to the side of the house leads to the rear.

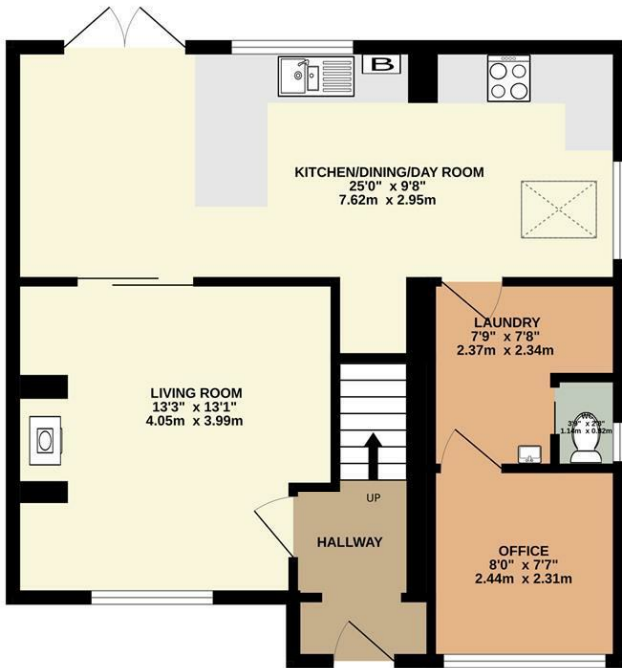


To the rear is an enclosed garden with a good degree of privacy. There is a decked seating area by the house and a lawn on two levels with shrub borders. On one side is a slate shill seating area. There is a further decked area on the lower lawn with shed.

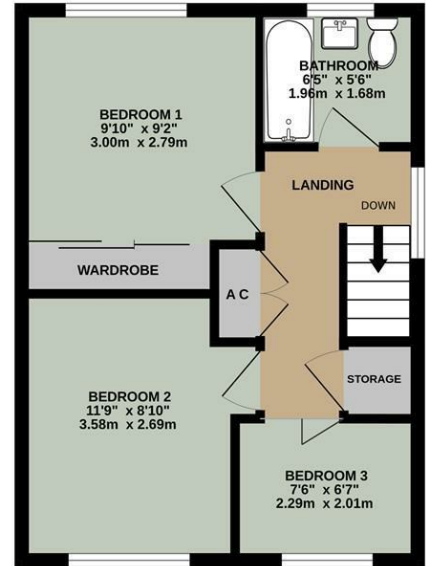
The garden enjoys views to the Pennines and Cross Fell.



GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.

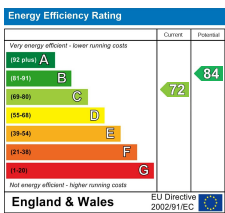


1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 sq.m.) approx.

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