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## **25 Willow Close, Penrith, Cumbria, CA11 8TH**



- **Detached House in the Carleton Area of Penrith**
- **Immaculate, Smart and Comfortable Throughout**
- **Living Room, Dining Room + Newly Fitted Kitchen**
- **3 Bedrooms + Shower Room**
- **Off Road Parking + Adjoining Garage**
- **Attractive Gardens to the Front, Side and Rear**
- **uPVC Double Glazing and Gas Central Heating from a Condensing Boiler**
- **Tenure - Freehold. Council Tax Band - D. EPC - C.**

**Offers in the region of £260,000**

Situated towards the head of the cul-de-sac in a the Carleton area of Penrith 25 Willow Close is an immaculate, smart and very comfortable detached house with accommodation comprising; Entrance Porch, Hallway, Living Room open to the Dining Room a newly fitted Kitchen, 3 Bedrooms and a Shower Room. To the front of the house is Off Road Parking for 2 cars leading to a Garage with an Automatic up and over door. There are also attractive Gardens to the front side and rear with a good level of privacy and a small yard behind the garage. The property also benefits from uPVC Double Glazing and Gas Central Heating from a Condensing Boiler helping towards an EPC rating of C.

### **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. Follow the road around the left hand bend, cross over the mini roundabout. Turn left in to Willow Close and number 25 is on the left towards 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 D.

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

Through a uPVC double glazed security door to the;

### **Porch**

Having a uPVC double glazed window to the side and a panel wall heater. A multi pane glazed door leads to the;

### **Hall**

Stairs rise to the first floor and there is a single radiator, a telephone point and a multi pane glazed door to the;

**Living Room 13'3 x 13'4 (4.04m x 4.06m)**

A uPVC double glazed window faces to the front and an electric flame effect fire is set in an oak surround. There is a double radiator, a TV aerial point and three wall light points. A broad opening leads to the;



**Dining Room 10'9 x 8'1 (3.28m x 2.46m)**

Having a uPVC double glazed window to the rear, a double radiator and a wall mounted contemporary electric fire. There are two wall light points and a multi pane glazed door to the;



### **Kitchen 10'9 x 8'1 (3.28m x 2.46m)**

Fitted with a range of cream fronted units and a stone effect work surface incorporating a stainless steel single drainer sink with mixer tap. The kitchen is equipped with a built in NEFF induction hob with a stainless steel extractor hood above and glass splashback, a built in NEFF double electric oven, there is plumbing for a washing machine and space for an upright fridge freezer. A door opens to a large walk in pantry with shelving and a uPVC double glazed window faces to the rear. A uPVC double glazed door leads out to the side.



### **First Floor - Landing**

Having a uPVC double glazed window to the side and doors off. A recessed cupboard houses the Worcester gas fired condensing, combi boiler providing the hot water and central heating and a ceiling trap gives access to the insulated loft space above.

### **Bedroom One 13' x 8'10 (3.96m x 2.69m)**

A uPVC double glazed window faces to the front with views across the neighbouring properties to the Pennines beyond. There is a double radiator.



### **Bedroom Two 11'1 x 9'10 (3.38m x 3.00m)**

Having a uPVC double glazed window to the rear, a double radiator and wardrobes providing hanging and shelf storage.



### **Bedroom Three 8'9 x 7'6 (2.67m x 2.29m)**

A uPVC double glazed window faces to the front with views across the neighbouring properties to the Pennines beyond. There is a double radiator.



### **Shower Room**

Fitted with a white toilet and wash basin set in a vanity unit with a concealed cistern and storage cupboard. There is a shower enclosure with a mains fed shower. A uPVC double glazed window faces to the rear.



### **Outside**

The property is approached from the roadside through double wooden gates to a tarmac drive with off road parking and access to the;

### **Garage 17'6 x 8'6 (5.33m x 2.59m)**

Having an automatic up & over door, light and power. There is a pedestrian door to the rear and the MCB consumer unit.

To the side of the drive is a delightful lawn garden with well stocked flower and shrub borders and a hedge to the boundary.

The garden extends down the side of the house where there is a timber summer house.

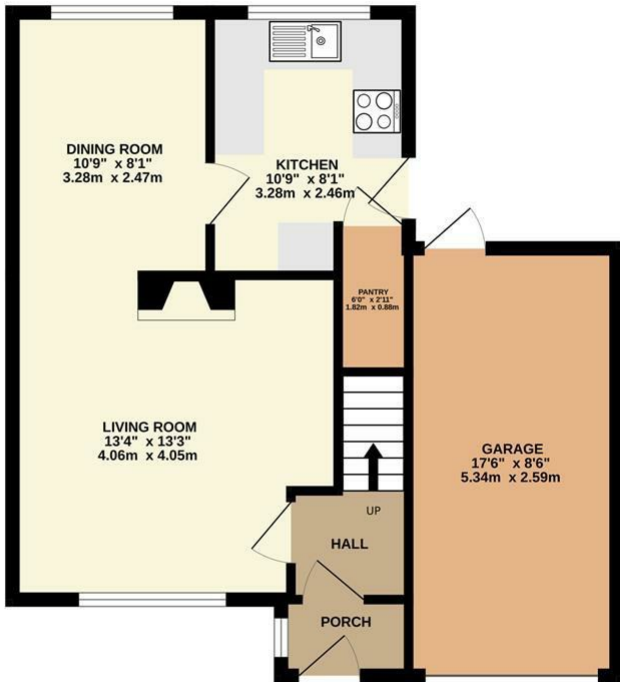
A tarmac path leads around the house to a gravel and paved garden and seating area to the rear.



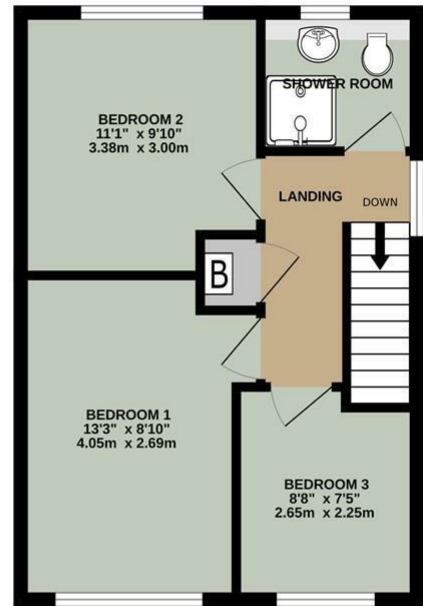
Beyond the gravel garden is a tarmac yard where there is a garden shed, access to the garage and a wooden gate and tarmac path leading back to the drive.

The garden benefits from a good degree of privacy.

GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.

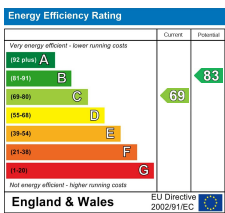


1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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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