

**WILKES
GREEN
HILL**

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The Wicketts, Orchard Drive, Greystoke, CA11 0UD



- **Charming Semi Detached Cottage in a Desirable Village Location**
- **Close to the Lake District National Park**
- **Living Room + Breakfast Kitchen**
- **2 Double Bedrooms + Shower Room**
- **Attractive and Well Maintained Gardens**
- **Off Road Parking + Large Garage**
- **uPVC Double Glazing + Oil Fired Central Heating**
- **Tenure - Freehold. Council Tax Band - C. EPC Rate - E**

Price £300,000

The Wicketts is a pretty, well cared for and immaculate semi detached cottage situated within the popular village of Greystoke, only 5 miles from Penrith, surrounded by countryside and close to the Lake District National Park. The well maintained accommodation comprises: Hall, Living Room, Breakfast Kitchen, Two Double Bedrooms and a Shower Room. Outside there is a delightful, good size garden to the front, Off Road Parking to the Rear and Garage. The property also benefits from uPVC Double Glazing and Oil Fired Central Heating.

Location

From the centre of Penrith, head up Castlegate, drive over the first mini roundabout and turn left at the 2nd. Follow the road out of town and continue to Greystoke. At the junction in the middle of the village, where the main road bears to the left, take the Berrier Road, straight ahead. Follow the road for approximately ¼ mile and turn left into Orchard Drive. The Wicketts is on the right.

Amenities

In the village of Greystoke there is a village school, church, village shop and post office and a public house. All main facilities are in Penrith. Penrith is a popular market town with a population of around 16,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg University of Central Lancashire. 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 and electricity are connected to the property. Heating is by fuel oil

Tenure

The property is freehold and the council tax is band C

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

The natural entrance is to the rear of the cottage through a uPVC double glazed door to the

Vestibule

With a glazed door to the

Inner Hall

Having a pine panel door to the living room and a pine plank doors to the kitchen, WC and under stair store which in turn has a door to the garage.

Living Room 12'2 x 16'7 (3.71m x 5.05m)

A multi fuel Stove is set in a stone inglenook with a painted hearth. To one side of the chimney is an original recessed cupboard with doors below. A three panel uPVC double glazed sash window faces to the front overlooking the garden. There is a double radiator, a TV lead, satellite lead and a telephone point. A pine panel door opens to front hall.



Breakfast Kitchen 9'3 x 12'8 (2.82m x 3.86m)

Fitted with a range of 'cappuccino' coloured, gloss fronted units with a wood effect work surface incorporating a stainless steel, 1 1/2 bowl single drainer sink and mixer tap. There is a built in electric oven with an eye level grill, an induction hob, integral fridge and a dishwasher. There are recessed downlights to the ceiling, LVT flooring and two uPVC double glazed windows to the rear.



Cloakroom

Fitted with a toilet, a wash basin with a cabinet below and a single radiator. The flooring is LVT and there is a uPVC double glazed window to the side.

Front Hall

A uPVC double glazed door faces to the front and stairs lead to the first floor.

First Floor - Landing

A uPVC double glazed window faces to the side and a ceiling trap gives access to the roof space above.

Bedroom One 11' x 16'8 + recess (3.35m x 5.08m + recess)

Having a built in three door wardrobe providing hanging, shelf and locker space. A uPVC double glazed sash window overlooks the garden and the village to the Pennines. There is a feature fireplace, a double radiator and a TV lead.



Bedroom Two 11'1 x 10'8 (3.38m x 3.25m)

Having a built in wardrobe providing hanging, shelf and locker space, a feature fireplace, double radiator, TV lead and a uPVC double glazed window.



Shower Room 7'10" x 8'11" (2.39m x 2.74m)

Fitted with a toilet, a wash basin and a shower enclosure, tiled to two sides with a Mira electric shower. The walls are tiled and there is a double radiator, chrome heated towel rail and a uPVC double glazed window to the front.



Outside

To the front of the house is a beautiful garden laid to lawn with a sandstone paved path from the front gate to the front door. There are well stocked flower & shrub beds and borders with a mix of colours.



To the rear is a vehicle access across a neighbours gravel drive to a parking area for up to three cars and access to the



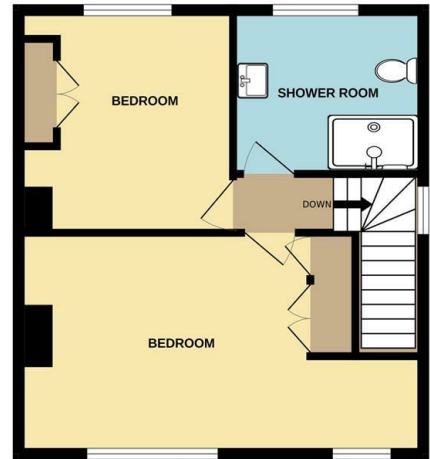
Garage 23' x 13'10 (7.01m x 4.22m)

Having an automatic up & over door, light, power and water. The Firebird oil fired boiler provides the hot water and central heating. A uPVC double glazed window and door leads to the front garden and a door leads to the house via the under stair store.

GROUND FLOOR
742 sq.ft. (69.0 sq.m.) approx.

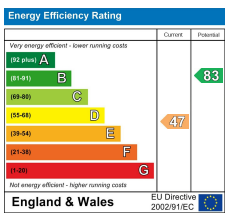


1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 1179 sq.ft. (109.6 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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