

**WILKES
GREEN
HILL**

Residential
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Letting Agents

4, Eden Heights, Culgaith, CA10 1QT



- **Smart + Stylish Detached Modern Bungalow**
- **Village Location in the Eden Valley between Penrith + Appleby**
- **Living Room with modern Multi Fuel Stove, Snug + Dining Kitchen**
- **3 Double Bedroom, 1 with En-Suite Shower Room + House Bathroom**
- **Off Road Parking + Enclosed Rear Garden with Part Covered, Decked Terrace and South Westerly Aspect**
- **uPVC Double Glazing + Oil Fired Central Heating**
- **Tenure - Freehold. EPC Rate - Council Tax Band - C**

Price £385,000

In an elevated Eden Valley Village between Penrith and Appleby, 4 Eden Heights has been significantly extended and improved by the current owners to create a smart stylish and flexible home with accommodation comprising; Entrance Hall, Living Room, Study/Snug. Dining Kitchen. Three Double Bedrooms, 1 with En-suite and House Bathroom. There is off road parking to the front and a south westerly facing enclosed garden to the rear with a large decked and partly covered terrace taking full advantage of the afternoon and evening sun. The bungalow also benefits from uPVC double glazing and oil fired central heating.

Location

From Penrith, head East on the A66 and follow for 4.7 miles. Take the first exit off the Temple Sowerby Bypass, signposted to Culgaith and Temple Sowerby. At the T-junction, turn right and drive for approximately just over half a mile and turn left, signposted to Culgaith. After a further half a mile, fork left, signposted to Culgaith and Langwathby. After 0.6 mile, turn left, signposted to Langwathby, 4 Eden Heights is a modern detached bungalow on the left, set back from the road.

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Amenities Penrith

In the village of Culgaith, there is a village school, a public house and a church and in the neighbouring village of Temple Sowerby, 1.8 miles, there is village school, a public house and a doctors surgery. 3.4 miles away is Langwathby, where there is a village shop and post office and a railway station on the Settle Carlisle Line. All main facilities are in Penrith.

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 and electricity are connected to the property. Heating is oil.

Tenure

The property is freehold and the council tax is band C

Viewing

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ACCOMMODATION

Entrance

Through a uPVC double glazed door to the;

Hall

Having oak flooring, a double radiator and a large recessed coat cupboard. A sliding door opens to the dining kitchen and the hall is open to the;

Living Room 13'8 x 16'3 (4.17m x 4.95m)

The flooring is oak and a contemporary corner mounted multi fuel stove is set on a glass hearth. There is a double radiator, a TV aerial point and uPVC double glazed patio doors open to the decked terrace overlooking the garden. A door opens to the;



Study/Snug 9'9 x 12'9 (2.97m x 3.89m)

Having LVT flooring, a double radiator and a TV lead. A uPVC double glazed window faces to the rear overlooking the covered terrace and a door opens to the inner lobby.



Dining Kitchen 16'11 x 11'6 6'10 x 4' (5.16m x 3.51m 2.08m x 1.22m)

Fitted with a range of oak fronted, Shaker style units with a granite effect work surface incorporating a 1 1/2 bowl stainless steel. single drainer sink with mixer tap and tiled splash back. There is space for a dual fuel range cooker with a stainless steel splash back and cooker hood. There is an integrated fridge freezer, a dishwasher and washing machine. There are recessed downlights to the ceiling, a double radiator, a uPVC double glazed window to the front and patio doors to the front.



Inner Lobby

With LVT flooring, a modern electric radiator and a ceiling trap with drop down ladder.

Bedroom One 12'8 x 20'1 inc en-suite (3.86m x 6.12m inc en-suite)

uPVC double glazed windows face to two sides, looking out to the garden and terrace. There is a double glazed Velux sky light, a built in wardrobe with sliding doors, a double radiator and a glazed oak door to the;



En-Suite 5'3 x 8'10 (1.60m x 2.69m)

Fitted with a toilet, a wash basin with drawers below and a large shower enclosure, tiled to three sides with a mains fed shower over. The floor is tiled and there is a chrome heated towel rail, an extractor fan and a double glazed Velux skylight.



Bedroom Two 11' x 12'8 max (3.35m x 3.86m max)

A uPVC double glazed window faces to the front and there is a double radiator.



Bedroom Three 9'5 x 11'2 (2.87m x 3.40m)

A uPVC double glazed window faces to the front and there is a double radiator.



Bathroom

Fitted with a contemporary suite including a wall mounted toilet with concealed cistern, a wash basin with with drawers below and lighted mirror above, a bath with mixer shower taps and a separate shower enclosure, tiled to two sides with a Mira electric shower. There are recessed down lights to the ceiling, a chrome column radiator and an extractor fan. The floor is tiled and a uPVC double glazed window faces to the rear.



Outside

To the front of the bungalow is a stone chip forecourt with off road parking.

There is a wooden shed, a log store and a lean-to open store.

A path and gate to each side give access to the rear.

The rear garden is mainly to lawn with a hedge and fence around.



There is a large decked terrace by the bungalow, part covered and accessed via the patio doors from the living room.



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WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

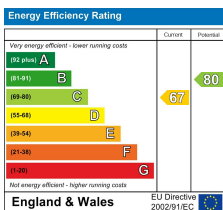
The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

GROUND FLOOR



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Email - welcome@wilkesgreenhill.co.uk
Visit our Website - www.wilkesgreenhill.co.uk

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9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

T: 01768 867999
F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
Registered Office: 9 + 10 Angel Lane, Penrith

