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## **5 Barkhouse Close, Penrith, CA11 8NE**



- **Well Presented and Maintained Modern Detached Bungalow**
- **Rare Cul-de-Sac Location Close to Penrith Town Centre**
- **Living Room, Kitchen and Sun Porch**
- **2 Double Bedrooms + Bathroom**
- **Off Road Parking and Integral Garage**
- **Rear Garden with a South Westerly Aspect**
- **uPVC Double Glazing and Gas Central Heating**
- **Tenure - Freehold. Council Tax Band - C. EPC - C**

**Price £280,000**

Tucked away at the head of a small cul-de-sac, on level ground and close to Penrith town centre, 5 Barkhouse Close is a very rare opportunity to buy a detached modern bungalow in such a location and in good condition throughout with accommodation comprising: Entrance Hall, Living Room, Kitchen, Sun Porch, 2 Double Bedrooms and a Bathroom. There is Off Road Parking to the front leading to an Integral Garage and to the rear is a Garden which enjoys a South Westerly aspect. The property also benefits from uPVC Double Glazing and Gas Central Heating helping to give an excellent 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. Turn right into Barkhouse Close, number 5 is at 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 Freehold**

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

### **Viewing**

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## **ACCOMMODATION**

### **Entrance**

Through a part glazed hardwood panel door to the;

### **Hall**

Having a single radiator, a recessed coat cupboard and a ceiling trap with drop down ladder to the insulated and part boarded loft space.

### **Living Room 16'4 x 11'4 (4.98m x 3.45m)**

A gas fired living flame fireplace is set in a marble hearth and back with a polished wood surround. A uPVC double glazed window faces to the front and there is a double radiator, a TV aerial point and two wall light points. A multi pane glazed door opens to the;



**Kitchen 9'7 x 9'3 (2.92m x 2.82m)**

Fitted with a range of pale wood effect fronted units and a granite effect work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is a built in electric oven and gas hob with a cooker hood, an integral fridge and plumbing for a washing machine. A wall mounted Worcester gas fired condensing boiler provides the hot water and central heating. There is a uPVC double glazed window to the rear, a double radiator and a part glazed door to the;



**Sun Porch 5'3 x 9' (1.60m x 2.74m)**

Being a uPVC double glazed frame on a dwarf wall with tiled flooring. A door opens to the garage and a uPVC double glazed door opens to the rear garden.



**Bedroom One 13'4 x 10'6 (4.06m x 3.20m)**

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



**Bedroom Two 9'7 x 9'5 (2.92m x 2.87m)**

Having a single radiator and uPVC double glazed window to the rear



**Bathroom 6'1 x 6'11 (1.85m x 2.11m)**

Fitted with an off white three piece suite having a mixer shower taps over the bath. tiling around and a folding screen. There is a single radiator and uPVC double glazed window to the rear.



**Outside**

The front garden is to lawn with well stocked flower borders and driveway parking space gives access to the;

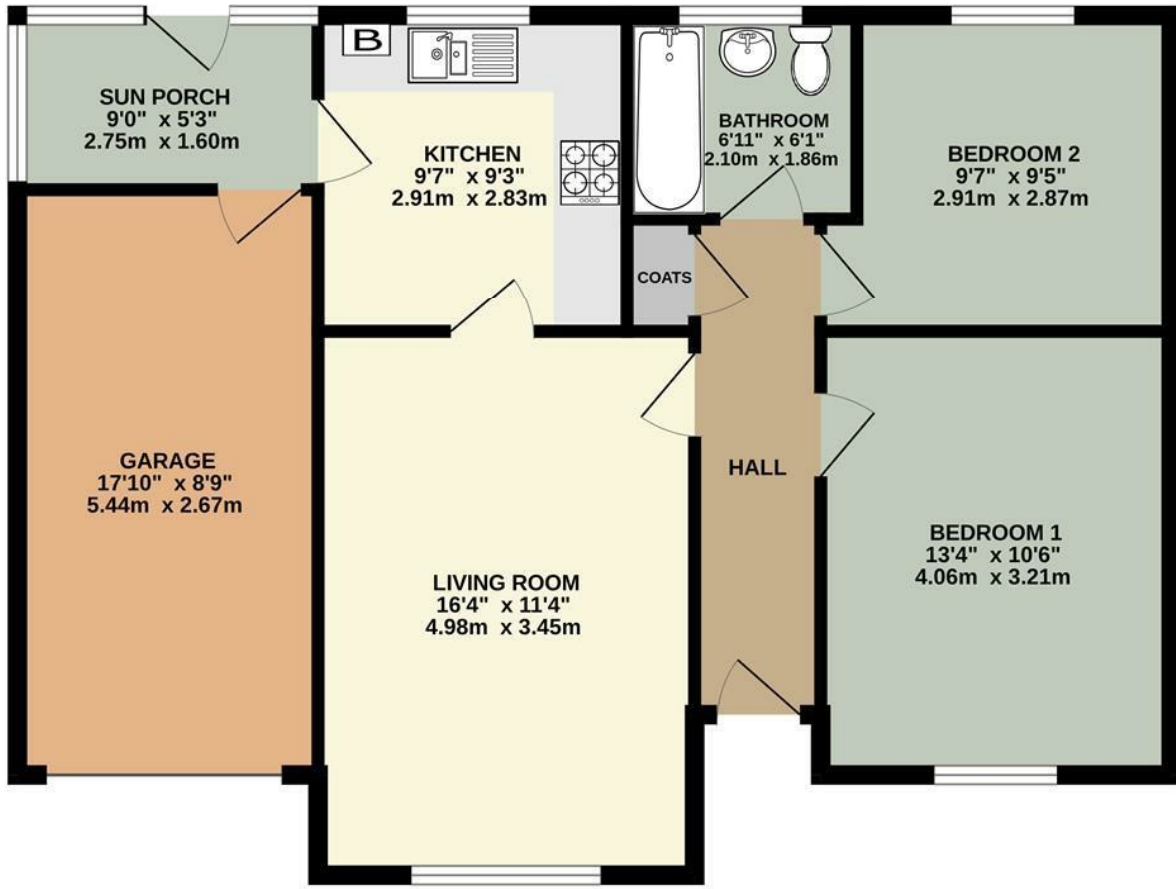
**Garage 17'10 x 8'9 (5.44m x 2.67m)**

Having an up and over door, light, power and an internal door to the sun porch.

A flagged path to each side leads to a rear garden being a mix of lawn, flower beds and a flagged patio.

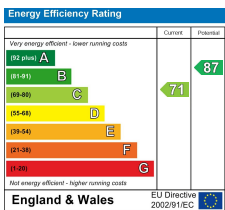


**GROUND FLOOR**  
821 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.2 sq.m.) approx.

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