

**WILKES
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HILL**

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5 Hawthorn Drive, Penrith, CA11 8WF



- **Modern Detached Family Home in the Carleton Area of Penrith**
- **Situated Towards the Head of a Cul-de-Sac**
- **Living Room, Dining Kitchen, Utility Room + Cloakroom**
- **3 Bedrooms, 1 with En-Suite + House Bathroom**
- **Off Road Parking for 3 to 4 Cars + Integral Garage with Automatic Door**
- **uPVC Double Glazing + Gas Central Heating**
- **Tenure - Freehold. Council Tax Band - D. EPC Rate - C**

Price £350,000

5 Hawthorn Drive is a smart, well presented modern detached home in the Carleton area of Penrith, situated on a corner plot towards the head of the cul-de-sac. The property has undergone a great deal of improvement and updates by the current owner, including oak woodwork throughout and the accommodation comprises: Entrance Hall, Living Room, Dining Kitchen, Utility Room, Cloakroom, 3 Bedrooms, 1 with En-Suite and a House Bathroom. Outside a block paved Parking Area for 3/4 cars, an Integral Garage with Automatic roller door and Gardens to front and rear. The property also benefits from uPVC Double Glazing and Gas Central Heating.

Location

From the centre of Penrith, head south on King Street and fork left into Roper Street, which becomes Carleton Road. Drive up the hill and turn left into Oak Road. At the mini roundabout turn right in to Ash Road. Hawthorn Drive is the second road on your right.

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

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ACCOMMODATION

Entrance

Through a composite security door to the;

Hall

Having oak flooring and woodwork, a single radiator and stairs to the first floor. A door leads to the;

Living Room 16'5 x 11'2 (5.00m x 3.40m)

Having a contemporary wall mounted remote control living flame gas fire with a granite surround. The woodwork is oak and a uPVC double glazed window with integral venetian blinds, faces to the front. There is a double radiator, a TV point, telephone point and a door to the;



Dining Kitchen 9'6 x 18'4 (2.90m x 5.59m)

Fitted with a range of gloss, cream fronted units with a stone effect work surface incorporating a stainless steel 1 1/2 bowl single drainer sink and mixer tap. The kitchen is equipped with a built in double oven and ceramic hob with stainless steel splashback and extractor hood, an integral fridge and dishwasher. The woodwork is oak and uPVC double glazed windows face to rear and there is a double radiator, access to the under stair cupboard and a door to the;



Utility Room 7'8 x 5'9 (2.34m x 1.75m)

Having wall cupboards and work surface to match the kitchen with space below for a washing machine and tumble dryer. There is a single radiator, a uPVC double glazed door leading outside, a door to the garage and a door to the;



WC 2'11 x 5'9 (0.89m x 1.75m)

Fitted with a contemporary toilet and a wash basin with cupboard below. There is a single radiator and a uPVC double glazed window.



First Floor - Landing

Having oak woodwork, a single radiator and doors off.

Bedroom One 13'6 x 11'4 (4.11m x 3.45m)

Having a uPVC double glazed window to the front with integral Venetian blind, a double radiator and a TV point. The woodwork is oak and there is a recessed wardrobe, providing hanging and shelf space, a recessed airing cupboard housing the hot water tank and a door to the;



En-Suite 5'10 x 6'1 (1.78m x 1.85m)

Fitted with a contemporary toilet, a wash basin with a cupboard below and a quadrant shower enclosure with marine board to two sides and a Mira electric shower. The walls are part marine board and there is a chrome heated towel rail, an extractor fan and a uPVC double glazed window to the front.



Bedroom Two 19'7 x 8'11 (5.97m x 2.72m)

A uPVC double glazed dormer window faces to the front and uPVC double glazed window faces to the rear. There is a built in wardrobe providing hanging and shelf space and two double radiators.



Bedroom Three 9'5 x 7'9 (2.87m x 2.36m)

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



Bathroom

Fitted with a toilet and wash basin set in a vanity unit with a concealed cistern and store cupboard and a bath with a mains shower over, tiles around and a clear screen. There is a chrome heated towel rail, a shaver socket, an extractor fan and a uPVC double glazed window to the rear.



Outside

To the front of the property is a block paved parking area which extends along the side and providing parking for 3/4 cars and access to the;



Garage 18'6 x 9'1 (5.64m x 2.77m)

Having an automatic roller door, light and power. The wall mounted condensing gas boiler provides the hot water and central heating and an internal door leads to the utility room.

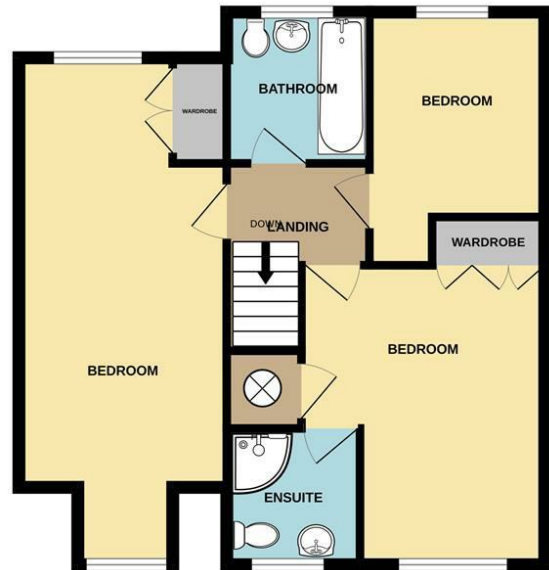
A lawn extends around the side of the house to the rear where there is a garden to lawn with a composite decked area and a low brick wall and fence around.



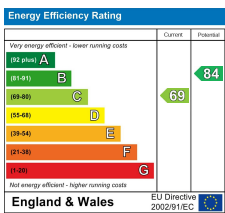
GROUND FLOOR



1ST FLOOR



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