

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

3 Park Close, Penrith, CA11 8ND



- **Well Presented and Spacious Detached House**
- **Desirable Cul-de-Sac with Easy Access to Town Centre**
- **Large Lounge Dining Room + Conservatory**
- **Breakfast Room + Dining Kitchen**
- **3 Bedrooms, 1 En Suite + House Bathroom**
- **Gas Central Heating + uPVC Double Glazing**
- **Integral Double Garage with Automatic Door. Gardens Front + Rear**
- **Tenure - Freehold. Council Tax Band - E. EPC - D**

Price £380,000

This Immaculately Presented and Maintained, Light and Spacious Detached Family Home, located in this Desirable Cul-de-Sac, has Over 1500 sq ft of Living Space, comprising: Large Living/Dining Room + Conservatory, Breakfast Room, 3 Bedrooms, 1 En Suite Shower Room + House Bathroom. There is an Integral Double Garage with an Automatic Door, Front Lawn Garden and a Secure Enclosed Rear Garden with Views to Penrith Beacon. The property has the benefit of Gas Central Heating + uPVC Double Glazing and Soffits and Facias. There is also Excellent Potential to Extend to create a Large Master Suite above the garage, subject to the relevant planning permission.

Location

From the centre of Penrith, head up Sandgate and turn right at the mini roundabouts, into Benson Row. Keep to the left into Folly Lane and then turn left into Barco Avenue. At the top of the hill turn right into Park Close. Number 3 is on the left hand side.

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

Tenure Freehold

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a part glazed composite door to the;

Hall

Having a dado rail around, a single radiator and telephone point. Painted panel doors lead off.

Cloakroom

Fitted with a WC, wash hand basin and a single radiator. There is a shaver point, dado rail around and a uPVC double glazed window to the side.

Lounge Dining Room 30'1 x 18'2 max (9.17m x 5.54m max)

Having a coved ceiling, a uPVC double glazed bay window to the front and a living flame gas fire set in a tiled hearth and back with a painted surround. There are two double radiators, a single radiator, two wall light points, a TV aerial point and telephone point.



The stairs, with painted wooden handrail and spindles lead to the first floor having cupboards below with light, offering a good degree of storage.



Dining Area

A uPVC double glazed door with double glazed panels to each side, leads to the conservatory. A painted panel door leads to the;



Breakfast Room/Office 12'3 x 7'8 (3.73m x 2.34m)

Having a uPVC double glazed window to the rear, a double radiator, T.V. point and a telephone point. A multi panelled glazed door leads to the;



Kitchen 10'2 x 15'4 (3.10m x 4.67m)

Fitted with a range of cream fronted units and a wood effect work surface incorporating a 1 1/2 bowl stainless steel single drainer sink with mixer tap and tiled splashback. There is slot in cooker, a built in dishwasher and housing for an upright fridge freezer. One of the units house a Valliant condensing boiler for the hot water and central heating. The ceiling has recessed downlights and there is a kickboard heater, a double radiator, a single radiator and uPVC double glazed window and door to the rear and a door opens into the garage.

**Garden Room 12'2 x 10'9 (3.71m x 3.28m)**

Being a uPVC double glazed frame, set on a dwarf wall with an insulated roof and having views across Penrith to the Beacon. A door leads out to the rear garden.

**First Floor-Landing**

There is a uPVC double glazed arch window to the side and a recessed airing cupboard housing the hot water tank, immersion heater and shelves. Doors lead off.

Master Bedroom 14'5 x 13'10 (4.39m x 4.22m)

Having a large, three panel uPVC double glazed window to the rear with views to Penrith Beacon. There is a double radiator, a telephone point and a door to the;

**En-Suite 4'10 x 6'11 (1.47m x 2.11m)**

Fitted with a toilet, wash basin and a shower cubicle with a mains shower and clear sliding doors. The walls are part tiled and there is a double radiator, shaver point and a uPVC double glazed window to the rear

**Bedroom Two 15'5 x 10'10 (4.70m x 3.30m)**

Having a uPVC double glazed window to the front and a double radiator.



Bedroom Three 7' x 9'11 (2.13m x 3.02m)

Having a uPVC double glazed window to the front, a single radiator and a recessed wardrobe providing hanging and shelf space.

**Bathroom 6'11 x 7'1 (2.11m x 2.16m)**

Fitted with a three-piece suit, having a Mira electric shower over the bath and clear screen. The bathroom is tiled to three sides and a uPVC double glazed window faces to the side. There is a single radiator, shaver socket and a storage cupboard. A ceiling trap gives access to the part boarded insulated loft space above.

**Outside**

The property is approached over a gravel drive with parking for up to three cars and access to the garage. To one side is a lawn with flower and shrub border. To the side of the garage is a flagged path with gate leading to the rear.

**Garage 18'10 x 16' (5.74m x 4.88m)**

Having an up & over, automatic door, light, power, phone point and water. There are mahogany wall and base units with a wood effect work surface, plumbing for an automatic washing machine and there is a wall mounted MCB consumer unit.

The rear garden is secure and enclosed with a flagged patio by the kitchen with a path extending around the conservatory.

The garden is laid to lawn with a stone wall to the rear boundary and shrub border. There is a greenhouse and the garden benefits from a lovely open view to Penrith Beacon.



Referral Fee

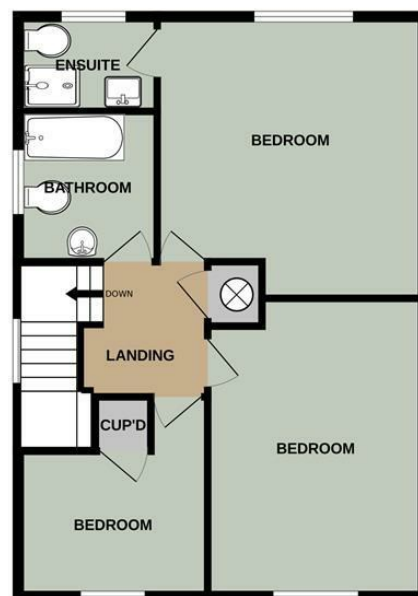
WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

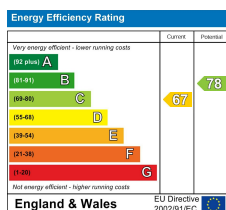
GROUND FLOOR
1187 sq.ft. (110.3 sq.m.) approx.

1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1820 sq.ft. (169.1 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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