

**WILKES
GREEN
HILL**

Residential
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4 St. Johns Road, Stainton, CA11 0EY



- **Spacious Detached Bungalow**
- **Desirable Village Location on the Fringe of the Lake District National Park**
- **Living Room, Conservatory and Breakfast Kitchen**
- **3 Bedrooms, En-Suite Shower Room + Bathroom**
- **Generous Gardens with a Good Degree of Privacy**
- **Off Road Parking**
- **uPVC Double Glazing + Oil Central Heating**
- **Tenure - Freehold. Council Tax Band - E. EPC - TBC**

Price £380,000

On the edge of this highly desirable village on the fringe of the Lake District National Park, 4 St John's Road is a spacious detached bungalow offering flexible and well maintained accommodation comprising; Hallway, Living Room, a large Conservatory, Breakfast Kitchen, Larder and Utility Room, 3 Bedrooms, an En-Suite Shower Room and a House Bathroom. There is a deep Front Garden setting the bungalow back from the road, Off Road Parking for 3 cars and a generous Rear Garden offering a good degree of privacy. The property also benefits from uPVC Double Glazing and Oil Central Heating.

Location

From Penrith, head West on the A66, drive over the M6 roundabout at junction 40, continue on the dual carriageway to the next roundabout and take the 3rd exit , on the A66, signposted to Keswick. After 1 mile, turn left of the A66 into the village of Stainton. Turn left again into St John's Road, number 4 is the 5th property on the left.

Amenities

In the village of Stainton is a Church of England nursery and primary school. The village has a Methodist Church, Post Office, public house and a hotel/restaurant. A regular bus service provides access to Penrith, Keswick, Cockermouth etc. The Parish church of St Andrew is in the neighbouring village of Dacre. Other denominations are to be found in Penrith. Stainton is also adjacent to the Lake District National Park being only 4 miles from Ullswater. 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. 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 E.

Viewing

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ACCOMMODATION

Entrance

Through a uPVC double glazed door and side window to the;

Hall

There is a recessed coat cupboard, a single radiator, an Openreach internet point and a ceiling trap with drop down ladder gives access to the insulated loft space with light and pressurised hot water tank.



Living Room 12'11 x 13'5 (3.94m x 4.09m)

A feature electric fire is set in a marble hearth and back and a painted wooden surround. There is a double radiator, a TV point, a telephone point, a satellite lead and recessed downlights to the ceiling. Sliding double doors with side windows open to the ;



Conservatory 11'2 x 20'2 (3.40m x 6.15m)

Being a uPVC double glazed frame on a dwarf wall and having a polycarbonate roof, wood laminate flooring and double doors to the outside. There are two double radiators, two wall light points, a TV point and fitted blinds to the roof and windows.



Kitchen 7'10 x 16'7 (2.39m x 5.05m)

Fitted with a range of gloss white fronted units and a granite effect work surface incorporating a stainless steel 1 1/2 bowls single drainer sink with mixer tap and tiled splashback. There is a built in NEFF electric oven, a ceramic hob with cooker hood, a cabinet for a microwave, plumbing for a washing machine and dishwasher and there is an integral fridge freezer.



There is a breakfast bar, a double radiator and two uPVC double glazed windows overlook the rear garden. A door opens to the;



Rear Lobby

A uPVC double glazed door opens to the garden and doors open to the utility room and pantry.

Utility Room 9'3 x 8'6 (2.82m x 2.59m)

A stainless steel single drainer sink is set in a base unit and a floor mounted oil fired boiler provides the hot water and central heating. A uPVC double glazed window faces to the side.

Pantry

With a light, and shelves to three sides.

Bedroom One 13'10 x 10'4 (4.22m x 3.15m)

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



En-Suite 6'5 x 8'1 (1.96m x 2.46m)

Fitted with a toilet, a wash basin and a quadrant shower enclosure with a mains fed shower over. The walls are fully tiled the ceiling has recessed downlights and there is a shaver socket, a heated towel rail, an extractor fan and a uPVC double glazed window to the front.



Bedroom Two 11'3 x 12'9 (3.43m x 3.89m)

Having a built in wardrobe with hanging, shelving and lockers, a recessed wardrobe with hanging and shelving and a recessed airing cupboard with a single radiator and shelves. There is a single radiator and uPVC double glazed window to the front.

**Bedroom Three 8'11 x 9' (2.72m x 2.74m)**

There is a single radiator and a uPVC double glazed window to the front.

**Bathroom 7'10 x 8'8 (2.39m x 2.64m)**

Fitted with a toilet, a wash basin, a shower bath having a mains fed shower over and a clear screen. The walls and floor are tiled and the ceiling is panelled with recessed downlights. There is a shaver socket, an extractor fan, a heated towel rail and two uPVC double glazed windows face to the rear.



Outside

The property is accessed from the roadside by a tarmac drive with parking for up to three cars.



To the front of the bungalow is a garden to lawn with a beech hedge to the front boundary, a lawn with three mature trees and low shrub borders.



By the conservatory is a flagged patio.



A gate and path to each side of the bungalow leads to an enclosed rear garden mainly to lawn with shrub and flowering border and a small vegetable patch.

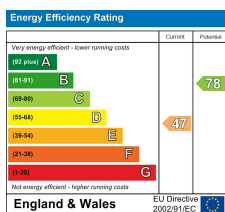
There is a wooden garden shed.



GROUND FLOOR



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