

**WILKES
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Residential
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Letting Agents

8 Cumberland Way Clifton, Penrith, Cumbria, CA10 2ES



- **Modern Detached Bungalow at the Head of a Cul-de-Sac**
- **Popular Village Location 3 Miles South of Penrith**
- **Large Lounge Dining Room + Conservatory, Kitchen and Utility Room**
- **Three Bedrooms, En-Suite Shower Room + Bathroom**
- **Attractive Low Maintenance Garden to the Front and Rear**
- **Off-Road Parking Space and Integral Garage with Automatic Door**
- **Mains Gas Central Heating Via a Condensing Boiler**
- **Tenure - Freehold. Council Tax Band - D. EPC C**

Price £325,000

In the ever popular village of Clifton just 3 miles south of Penrith and with excellent access to the Lake District national parks and the surrounding countryside eight Cumberland Way is a modern detached bungalow positioned at the head of the cul-de-sac with accommodation comprising entrance hall, large lounge, dining room, conservatory kitchen, utility room, three bedrooms, ensuite shower room and a bathroom outside there are attractive and manageable gardens to the front and rear an off-road parking space and an integral garage The property also benefits from uPVC double glazing and mains gas central heating via a condensing Combi boiler.

Location

From Penrith, head south on the A6, cross over the A66 and drive through Eamont Bridge. In the village of Clifton, drive over the brow of the hill and down the other side. At the bottom of the hill, turn left into Cumberland Close and then keep right into Cumberland Way. Number 8 is at the head of the cul-de-sac.

Amenities

In the village of Clifton, there is a Primary School, Public House. All main facilities are in Penrith, 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 D.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

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

ACCOMMODATION

Entrance

Through a double glazed security door to the;

Hall 8'8 x 8'4 (2.64m x 2.54m)

Having a single radiator, a telephone point and a ceiling trap with drop-down ladder to the insulated roof space. Doors lead off to the bedrooms, the bathroom and;

**Living Room 17'9 x 19'5 (5.41m x 5.92m)**

A living flame gas fire is set in a marble half and back with a painted wood surround. There is a double radiator, a single radiator, a TV point and a satellite lead. A door opens to the kitchen and uPVC double glazed double doors open to the;

**Conservatory 8'10 x 11'3 (2.69m x 3.43m)**

Being a UPVC double glazed frame on a dwarf wall with a poly carbonate roof, tiled flooring and double doors leading to the garden.



Kitchen 11'5 x 9'3 (3.48m x 2.82m)

Fitted with a range of gloss white fronted units and a granite effect worksurface incorporating a one and a half bowl stainless steel single drainer sink with mixer tap and tiled splashback. There is a slot in electric range cooker with a five ring ceramic hob and an integral fridge freezer. The ceiling has recessed downlights, the floor is vinyl tiled and there is a double radiator, a uPVC double glazed window to the rear and a door opens to.



Utility Room 5'4 x 10' (1.63m x 3.05m)

Having a worksurface to one side with stainless steel single drainer sink, mixer tap and a tiled splashback and there is plumbing for a washing machine and dishwasher. A wall mounted Worcester condensing combi boiler provides the hot water and central heating. There is a single radiator, a uPVC double glazed window and a double glazed door to the rear and a door to the garage.

Bedroom One 9'5 x 7'11 (2.87m x 2.41m)

Having two single radiators and two uPVC double glazed windows to the front. A recessed wardrobe provides hanging and shelf space and a door opens to the;

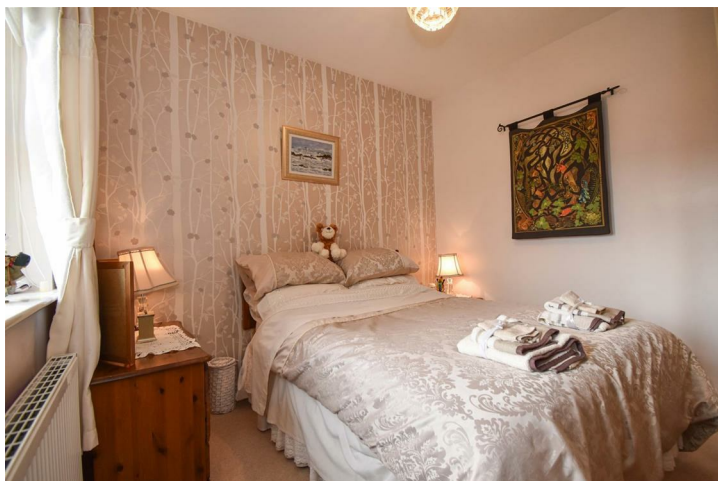


En-suite 5'8 x 8'1 max (1.73m x 2.46m max)

Fitted with a toilet, a wash basin set in a cabinet and a tiled shower enclosure with a mains fed shower. There are recessed downlights, a double radiator, a shaver socket, an extractor fan and a uPVC double glazed window to the front.

Bedroom Two 9'5 x 9'3 (2.87m x 2.82m)

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



Bedroom Three 9'5 x 6'9 (2.87m x 2.06m)

Currently used as an office there is a single radiator and a uPVC double glazed window to the front.



Bathroom 6'11 x 8'1 (2.11m x 2.46m)

Fitted with a toilet, a wash basin and a bath having mixer shower taps and tiles around. There is a built-in airing cupboard with a single radiator and shelves. There is a single radiator, an extractor fan and a uPVC double glazed window to the side.



Outside

To the front of the bungalow is a garden laid mainly to grass with a low wall around, a shrub bed to one corner and a cherry blossom tree in the middle.

A block paved drive gives off-road parking and access to the;



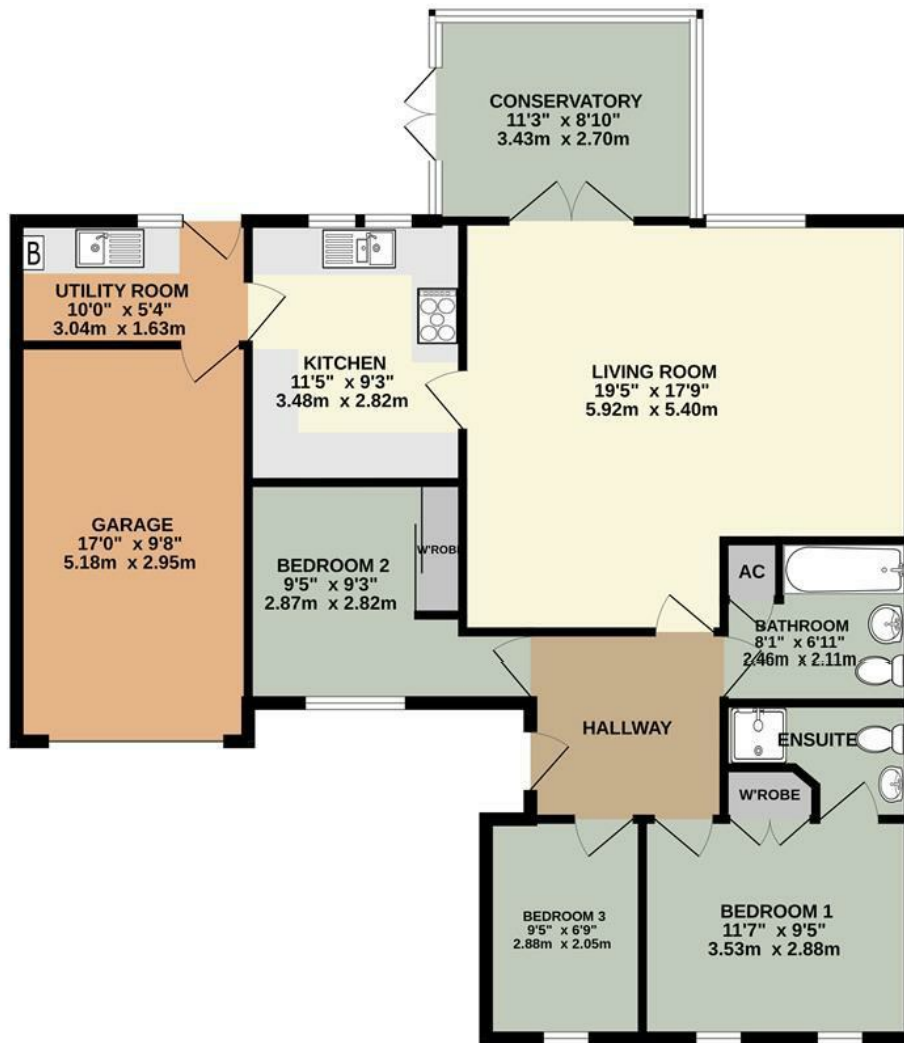
Garage 17' x 9'8 (5.18m x 2.95m)

Having an automatic opened over door, lights and power point. An internal door opens to the utility room.

To the side of the bungalow and gate and path lead to the rear garden with a flagged patio by the conservatory and 3 low steps up to an attractive garden area to grass with a rose bed to one end and a raised flower and shrub bed, with 3 apple tree, across the width of the plot

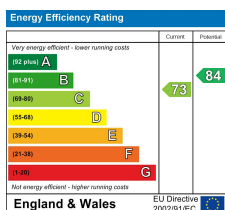


GROUND FLOOR
1171 sq.ft. (108.7 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.7 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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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

