

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

31 Primrose Drive, Penrith, CA11 8FD



- **Impeccably Presented Semi Detached Family Home**
- **Living Room, Dining Kitchen, Utility Room + Cloakroom**
- **3 Double Bedrooms, En-Suite Shower Room + House Bathroom**
- **Enclosed Rear Garden with a Southerly Aspect**
- **Off Road Parking Space + Garage**
- **uPVC Double Glazing + Gas Central Heating via a Condensing Boiler**
- **Tenure - Freehold. Council Tax Band - C. EPC - B**

Asking price £275,000

In this successful residential development on the edge of Penrith, 31 Primrose Drive is an efficient and impeccably kept, modern semi detached family home with smart and stylish accommodation comprising; Entrance Hall, Living Room, Dining Kitchen, Utility Room, Cloakroom, 3 Bedrooms, an En-Suite Shower Room + House Bathroom.

Outside there is a small Forecourt Garden, an enclosed and well maintained Rear Garden with a southerly aspect giving direct sunlight and there is an Off Road Parking Space and a Garage.

The property also benefits from Gas Central Heating via a Condensing Boiler and uPVC Double Glazing combined with modern insulation to give an impressive EPC Rate of B.

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. drive to the top of the hill and at the T-junction, turn left on the A686. Take the next left in to Carleton Hill Road. Take the 4th left turn into Primrose Drive,

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

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Referral Fees

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 :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

ACCOMMODATION

Entrance

Through a composite security door to;

Hallway

Stairs lead to the first floor with painted handrail and spindles and a storage cupboard below which houses the MCB consumer unit. There is a double radiator, the flooring is LVT and doors lead off to the dining kitchen, the cloakroom and;



Living Room 12'2 x 12'10 (3.71m x 3.91m)

An electric flame effect fire is set in a contemporary composite surround. There is a uPVC double glazed window to the front, a large single radiator a TV and a telephone point.



Dining Kitchen 9'3 x 18' (2.82m x 5.49m)

The kitchen area is fitted with a wood grain finish matt cream fronted units and a wood effect worksurface incorporating a stainless steel one and a half bowl single drainer sink with mixer tap. There is a built-in electric oven and stainless steel gas hob with stainless steel splashback and extractor hood and an integral fridge freezer. The ceiling has recessed downlights and the flooring is LVT. There is a large double radiator, a wall point for a TV mount and a uPVC double glazed window and patio doors face onto the rear garden. A door opens to;



Utility Room 5'5 x 7'8 (1.65m x 2.34m)

Having base unit and worksurface to match the kitchen with plumbing below for a washing machine and space for a tumble dryer. A wall cupboard houses a gas fired condensing combi boiler which provides the hot water and central heating. There is an extractor fan, a single radiator, the flooring is LVT and a double glazed composite security door opens to the outside.



Cloakroom

Fitted with a toilet, a wash basin and having LVT flooring, a single radiator and an extractor fan.

First Floor-Landing

A built-in linen cupboard has shelving space and a ceiling trap gives access to the loft space.



Bedroom One 10'9 x 11'11 (3.28m x 3.63m)

A built-in wardrobe provides hanging and shelf space. There is a TV aerial point, a single radiator and a uPVC double glazed window to the front. A door opens to;



En-suite 6'x 5'11 (1.83mx 1.80m)

Fitted with a toilet, a wash basin and a corner shower enclosure with a mains fed twin head shower and tiles to two sides. The flooring is LVT. There is a heated towel rail and extractor fan and a uPVC double glazed window to the front.

**Bedroom Two 9'7 x 9'3 (2.92m x 2.82m)**

Having a TV aerial point, a single radiator and a uPVC double glazed window to the rear.

**Bedroom Three 9'7 x 8'6 (2.92m x 2.59m)**

Currently used as a dressing room and having a single radiator and a uPVC double glazed window to the rear



Bathroom 6'10 x 5'7 (2.08m x 1.70m)

Fitted with a toilet, a wash basin and a square ended bath. The walls are part tiled, the flooring is LVT and there is a heated towel rail, an extractor fan and a uPVC double glazed window to the side.



Outside

To the front of the house is a small forecourt garden to gravel with a metal fence and hedge around. A gate to the side of the house opens to a path leading to the rear garden.

The rear garden has a flagged patio across the width of the house open onto a lawn with path to a further flagged area at the bottom of the garden with hardstanding and space for two sheds. There is an outside tap and security light. A gate opens to the parking area.



A block paved parking area is accessed along the side of the house and leads to the;

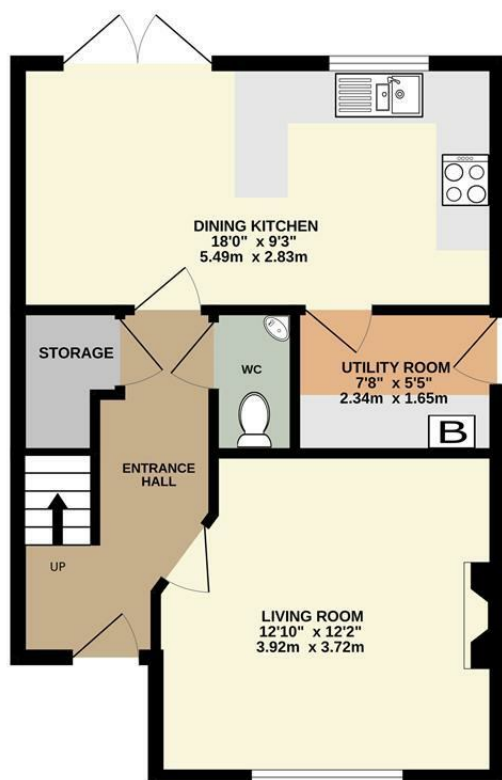
Garage

Having an open and over door and power points and a pedestrian door opening into the rear garden.

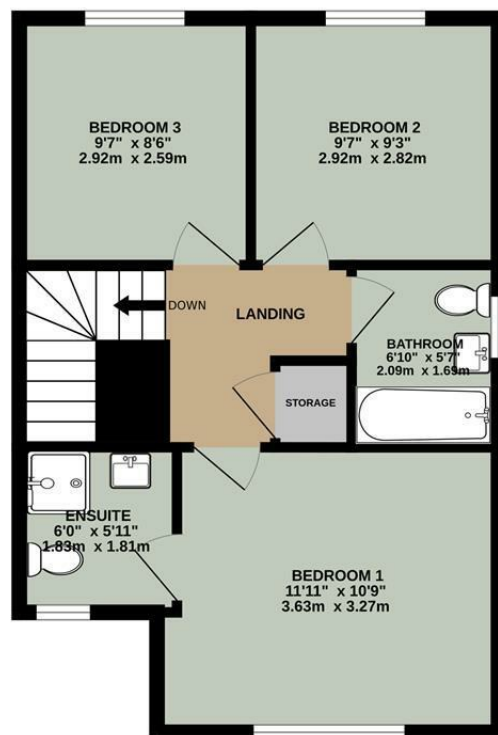


The rear garden is has a southerly aspect enjoying a high level of direct sunlight from mid morning throughout the day into the evening

GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.

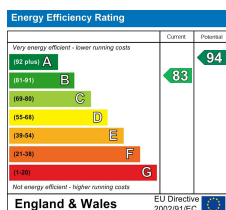


1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.4 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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