

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

28 Cedar Close, Penrith, CA11 8TJ



- **Significantly Extended Semi Detached Family Home**
- **Situated at the head of a Cul-de-Sac in a Desirable Residential Area**
- **Large Living Room + Kitchen**
- **4 Bedrooms, En-Suite Shower Room + House Bathroom**
- **Off Road Parking + Large Integral Garage**
- **Enclosed Rear Garden**
- **Gas Central Heating via a Condensing Boiler with a Pressurised Hot Water System**
- **Tenure - Freehold. Council Tax Band - D. EPC - C**

Price £325,000

Positioned towards the head of a cul-de-sac, in a desirable residential area of Penrith with some lovely outlooks across town to the Lakeland and Pennine Fells, 28 Cedar Close has been significantly extended, creating a smart, stylish, spacious and flexible family home with well maintained accommodation comprising; Porch, Hall, a large Living Room, Rear Lobby, Kitchen, 4 Bedrooms (3 double), an En-Suite Shower Room + House Bathroom. To the front of the house is a block Paved Off Road Parking Area for 3 cars, an Integral Garage and a small Enclosed Rear Garden. The property also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler coupled with a pressurised Hot Water System.

Location

From the centre of Penrith, head South on King Street and at the traffic lights, fork left into Roper Street which becomes Carleton Road. At the top of the hill, turn left into Oak Road. Take the second left turn into Maple Drive and then turn right into Cedar Close. Follow the road to the end of the cul-de-sac, number 28 is on the right.

The what3words position is; november.necklace.coping

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.

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a UPVC double glazed door with side window to the;

Porch

A part glazed oak door with bevelled glass opens to the;

Hall

Hall having oak flooring, a single radiator and stairs leading to the first floor. Oak doors lead off to the garage and to the;

Living Room 25'4 x 12'11 min 16'1 max (7.72m x 3.94m min 4.90m max)

A living flame gas fire is set in a quartz composite fireplace with integral lighting. There is a uPVC double glazed bay window to the front with oak sill and a uPVC double glazed window to the rear. A central built in cupboard houses the electric meter. There are two double radiators, two TV points and a satellite point. A broad opening leads to the rear lobby which has laminate flooring, uPVC double glazed patio doors to the outside and a part glazed oak door with bevelled glass to the;



Kitchen 11' x 10'10 (3.35m x 3.30m)

Fitted to four sides with a range of white fronted units and a granite effect worksurface and splashback incorporating a ceramic single drainer sink with mixer tap. There is a range cooker with a glass splashback and stainless steel cooker hood and there is an integral dishwasher and space for and under counter fridge. The flooring is laminate, there is a double radiator and a uPVC double glazed window faces to the rear.



First Floor-Landing

A ceiling trap gives access to the loft space and a recessed airing cupboard has a single radiator and shelves. Oak doors lead off.

Bedroom One 18'7 x 10'10 (5.66m x 3.30m)

There is a double radiator, TV aerial point and a uPVC double glazed window to the front with a view across the estate to the fells around Ullswater. An oak door opens to the;



En Suite 6'3 x 10'11 (1.91m x 3.33m)

Fitted with a toilet, a wash basin and a corner shower enclosure with marine boards to two sides and a Mira mains fed shower. There is a chrome heated towel rail, an extractor fan and a uPVC double glazed window to the rear looks across Penrith to the Pennines and cross fell.



Bedroom Two 10'10 x 9'9 (3.30m x 2.97m)

A recessed wardrobe gives hanging and shelf space and there is a TV aerial point, a double radiator and a uPVC double glazed window to the rear with the view to the Pennines.



Bedroom Three 12'1 x 8'7 (3.68m x 2.62m)

A recessed wardrobe gives hanging and shelf space and there is a TV aerial point, a double radiator and a uPVC double glazed window to the front with a view to the fells around Ullswater.

**Bedroom Four 9' 2 x 7'3 (2.74m 0.61m x 2.21m)**

A built-in wardrobe above the stair head gives hanging and shelf space there is a double radiator, a TV aerial point and a view to the front to the fells around Ullswater.

**House Bathroom 6'10 x 6'2 (2.08m x 1.88m)**

Fitted with a "Heritage" toilet and wash basin and a square ended bath with a Mira mains fed shower over, marine boards around and a clear shower screen. The walls are part tiled, there is a chrome heated towel rail, an extractor fan and a uPVC double glazed window to the rear



Outside

To the front of the house is a block paved driveway allowing off-road parking for up to three cars and giving access to the;



Integral Garage 21'x 10'11 (6.40mx 3.33m)

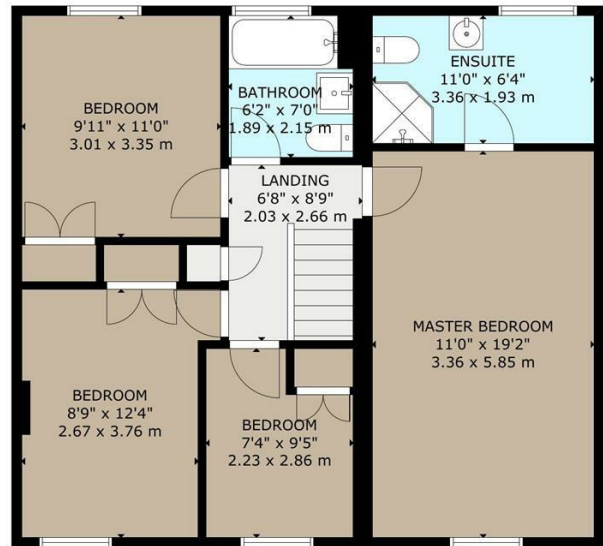
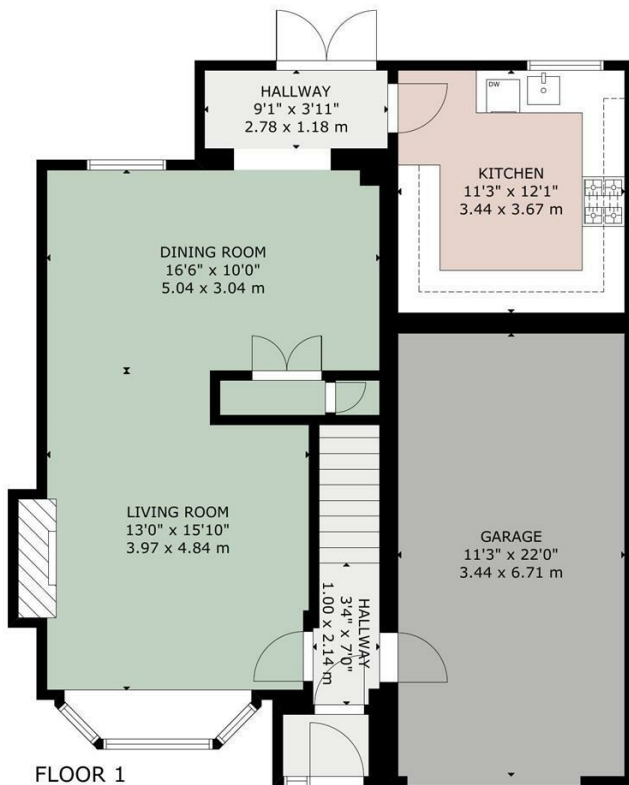
Having an up and over vehicle door, lights and power points, a water supply, plumbing for a washing machine and a double radiator. A wall mounted Worcester condensing boiler provides the central heating and the hot water via a pressurised hot water tank.

A path and gate to the side of the house leads to the rear.

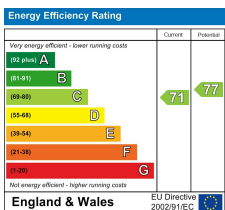
Outside

To the rear is a small garden with a lawn and block paved and flagged paths around and a stone flagged patio by the house. The rear garden enjoys a good level of privacy.





GROSS INTERNAL AREA
TOTAL: 131 m²/1,402 sq ft
FLOOR 1: 62 m²/664 sq ft FLOOR 2: 69 m²/738 sq ft
EXCLUDED AREAS: GARAGE: 23 m²/248 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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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

