

**WILKES
GREEN
HILL**

Residential
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Letting Agents

34 Cedar Close, Penrith, Cumbria, CA11 8TJ



- **Well Presented Semi Detached House**
- **Situated at the Head of a Cul-de-Sac in a Desirable Location**
- **Living Room open into Dining Room + Kitchen**
- **3 Bedrooms and Bathroom**
- **uPVC Double Glazing + Gas Central Heating**
- **Off Road Parking + Detached Garage**
- **Enclosed Garden to the Side and Rear**
- **Potential to Extend Subject to Planning Permission**
- **Tenure - Freehold. Council Tax Band - B. EPC - C**
- **No Onward Chain**

Price £245,000

This smart semi detached home, situated at the head of a cul-de-sac in a desirable part of Penrith, has undergone a great deal of improvements by the current owner and offers well presented accommodation comprising: Entrance Porch, Hall, Living Room open into the Dining Room, Kitchen, 3 Bedrooms and a Bathroom. Outside there is OffRoad PArking for 2 cars, a Detached Garage and Enclosed Garden to the Side and Rear. The property also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler, giving an excellent efficiency rating of C.

Location

From the centre of Penrith, head South on King Stree and turn left at the traffic lights into Roper Street which becomes Carleton Road. Drive to the top of the hill and turn left into Oak Road. Take the second left into Maple Drive and turn right into Cedar Close, number 34 is at the head of the cul-de-sac.

Amenities Penrith

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 vendor informs us that the property is freehold and the council tax band is band B.

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 uPVC double glazed door with side light to the;

Porch

With tiled flooring and a glazed door to the:

Hall

Stairs lead to the first floor. There is a single radiator and a door to the:

Living Room 12'11 x 12'10 (3.94m x 3.91m)

A feature fireplace with a granite hearth and back has a natural wood surround. Two uPVC double glazed windows face to the front and there is a double radiator, a TV point, a telephone point and a low door gives access to the under stairs store. The living room is open to the:



Dining Room 12'5 x 8'6 (3.78m x 2.59m)

A uPVC double glazed window faces to the rear and there is a double radiator and a door to the:



Kitchen 9'9 x 7'3 (2.97m x 2.21m)

Fitted with a range of pale wood effect fronted wall and base units with a stone chip effect work surface incorporating a stainless steel 1 1/2 single drainer sink with mixer tap and tiled splash back. There is a built in electric oven and ceramic hob with an extractor fan above, a built in fridge and freezer and plumbing for a washing machine. To one wall are: a recessed shelved larder cupboard and broom cupboard with a wall mounted MCB consumer unit. A uPVC double glazed door and window face to the rear.



First Floor - Landing

A uPVC double glazed window gives natural light. A recessed airing cupboard houses a gas fired condensing combi boiler, providing the hot water and central heating. A ceiling trap gives access to the insulated and part boarded loft space.

Bedroom One 12'3 x 8'6 (3.73m x 2.59m)

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



Bedroom Two 10'10 x 9'7 (3.30m x 2.92m)

A uPVC double glazed window faces to the rear with an open outlook to Beacon Edge. There is a single radiator and a wardrobe recess. A second ceiling trap with drop down ladder gives a second access to the insulated and the part boarded loft space.



Bedroom Three 9'4 x 7'3 (2.84m x 2.21m)

A uPVC double glazed window faces to the front. There is a single radiator and a cupboard built in above the stairhead.



Bathroom 6'11 x 6'2 (2.11m x 1.88m)

Fitted with a white three piece suite, having mixer shower taps to the bath, tiling around and a folding screen. The ceiling is panelled with recessed LED down-lights. There is a single radiator and uPVC double glazed window to the rear.

**Outside**

To the front of the house is a driveway giving off road parking for two cars and access to the:

**Detached Garage 17'6 x 8'8 (5.33m x 2.64m)**

Having up and over door, light and power.

Between the house and drive is a gravelled area with shrubs and steps down to the front door and a paved seating area across the front of the house.

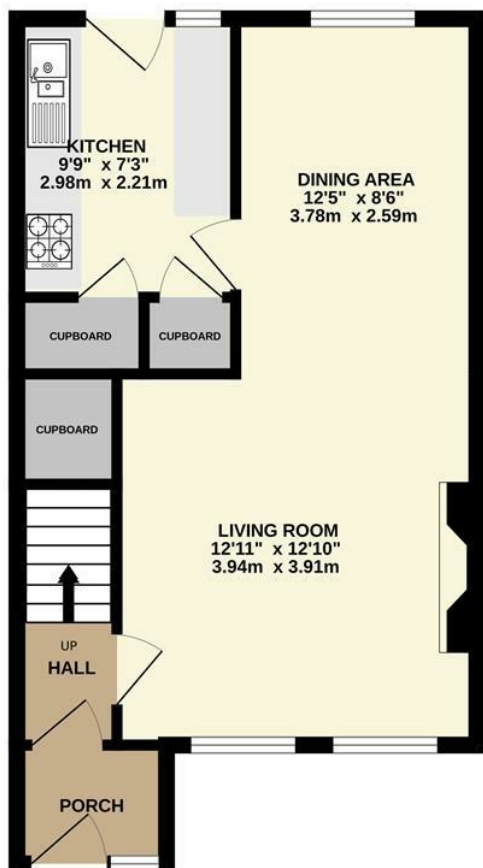
A gate between the house and the garage opens onto a gravelled garden area.

To the rear is a gravelled garden with a circular patio, shrub beds and a greenhouse.

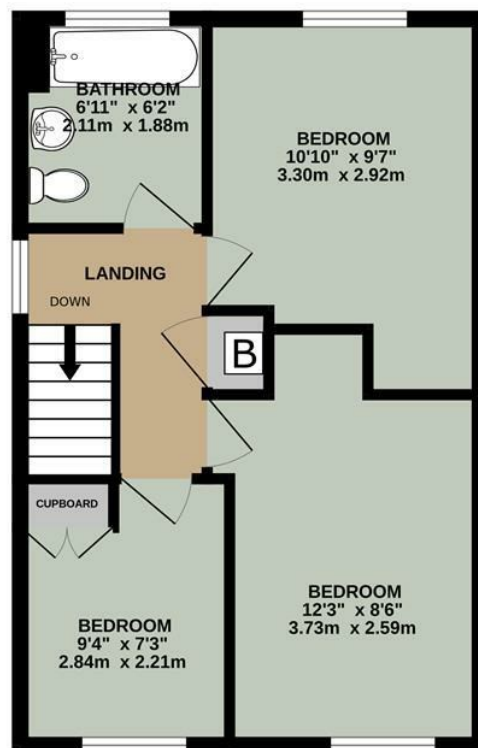




GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.

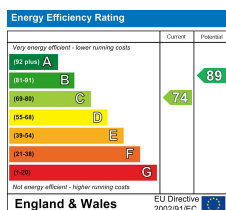


1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 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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