



4 Valley Road, Clifton – CA10 2FF

Guide Price £475,000

PFK

4 Valley Road

Clifton, Penrith

A modern family home of exceptional quality, offering style, space, and serenity on a peaceful drive.

Built in 2018 and presented in immaculate condition, this substantial five-bedroom detached residence combines contemporary design with refined comfort. Tucked away on a private drive shared with only four other properties, the home enjoys a wonderful sense of privacy and community, complemented by beautifully landscaped gardens and generous living space throughout.

A welcoming entrance hall sets the tone for the home's elegance, with a useful understairs storage cupboard and a smart cloakroom with WC. To the front, a cosy snug provides an ideal space for a home office or reading room, while the spacious main living room offers a wonderful retreat for relaxing or entertaining. A striking Art Deco-style electric fire with a solid wood surround and natural stone hearth forms a stylish focal point, and French doors open out to the rear garden, inviting natural light and connecting indoor and outdoor living beautifully.

The heart of the home is the impressive open-plan kitchen, dining, and family area – a space designed for modern living and sociable gatherings. The kitchen is fitted with a tasteful range of shaker-style wall and base units, open shelving, and wood-effect work surfaces with matching upstands. Integrated appliances include an eye-level double oven, five-burner gas hob with extractor, dishwasher, and fridge-freezer. A 1.5 stainless steel sink sits beneath the rear window, overlooking the garden, and subtle under-unit lighting creates a warm, welcoming ambience.



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A door leads through to the well-equipped utility room, matching the kitchen in both style and practicality. Here you'll find additional storage, a stainless steel sink, space for laundry appliances, an external door to the garden, and access to the garage. The integral garage houses the wall-mounted boiler, provides excellent storage options, and still accommodates a vehicle with ease.

Upstairs, the light and spacious landing leads to five generous double bedrooms and a contemporary family bathroom. The principal bedroom is an elegant retreat with a wall of fitted wardrobes and a stylish ensuite shower room. The second bedroom also benefits from its own ensuite, while bedrooms three and four are attractive doubles offering flexibility for family or guests. The fifth bedroom is currently used as a home office and features a large walk-in store cupboard. A laundry cupboard provides further convenience, and the beautifully appointed family bathroom includes a four-piece suite with a fully tiled shower cubicle, bath, WC, and basin.



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Externally, this home is equally impressive. The extended driveway provides parking for up to four vehicles, and the attractive front garden enhances the property's curb appeal. A pathway wraps around the house, leading to the stunning landscaped rear garden – a haven of calm and colour. Designed for both relaxation and entertaining, it features a generous patio, well-tended lawn, established flower beds, and a recently erected greenhouse. Behind this, a charming, secluded seating area catches the afternoon and evening sun – the perfect spot to unwind at the end of the day. Raised beds and a variety of mature plants complete this beautiful outdoor space.

An exceptional family home in an exclusive setting – combining contemporary comfort, thoughtful design, and a wonderful sense of tranquillity.





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Clifton is a picturesque village near Penrith in Cumbria, UK, offering a peaceful rural lifestyle with stunning views of the Pennines. The village is home to a traditional pub, providing a welcoming spot for locals and visitors alike, and a well-regarded primary school, making it an ideal location for families. With its historic stone buildings and tranquil atmosphere, Clifton combines the charm of village life with easy access to the amenities of Penrith, while the surrounding countryside offers beautiful landscapes for outdoor enthusiasts to enjoy.

- Substantial 5 bed detached home
- Fabulous kitchen with living and dining areas and bi-fold doors
- Immaculately maintained and well presented throughout
- Flexible and spacious accommodation
- Constructed in 2018 with NHBC warranty (approx. 3 years remaining)
- Ample driveway parking (extended drive)
- Large garage and attractive gardens
- EPC Rating - B
- Council Tax Band - F
- Tenure - Freehold



ACCOMMODATION

GROUND FLOOR

Entrance Hall

WC

Living Room

12' 1" x 18' 2" (3.68m x 5.53m)

Kitchen / Dining / Living Area

17' 10" x 22' 8" (5.43m x 6.91m)

Snug / Office

7' 2" x 8' 4" (2.19m x 2.55m)

Utility Room

5' 3" x 10' 9" (1.60m x 3.28m)

Garage

16' 4" x 14' 2" (4.99m x 4.32m)



ACCOMMODATION

FIRST FLOOR

Landing

Family Bathroom

Bedroom 1

11' 1" x 12' 4" (3.37m x 3.75m)

Ensuite - Bedroom 1

Bedroom 2

11' 1" x 11' 1" (3.39m x 3.39m)

Ensuite - Bedroom 2

Bedroom 3

12' 11" x 8' 0" (3.94m x 2.43m)

Bedroom 4

9' 5" x 11' 1" (2.86m x 3.38m)

Office / Bedroom 5

12' 10" x 8' 0" (3.92m x 2.45m)

Store Cupboard

6' 11" x 3' 5" (2.12m x 1.03m)

EXTERNAL

Front and rear gardens.

Driveway parking for up to 4 vehicles.



ADDITIONAL INFORMATION

Services

Mains electricity, gas, water and drainage. Double Glazed windows throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Estate Management Company

We understand that the estate management company is LSL Estate management, the charges are paid annually with the figure for 2024 in the region of £175.

Directions

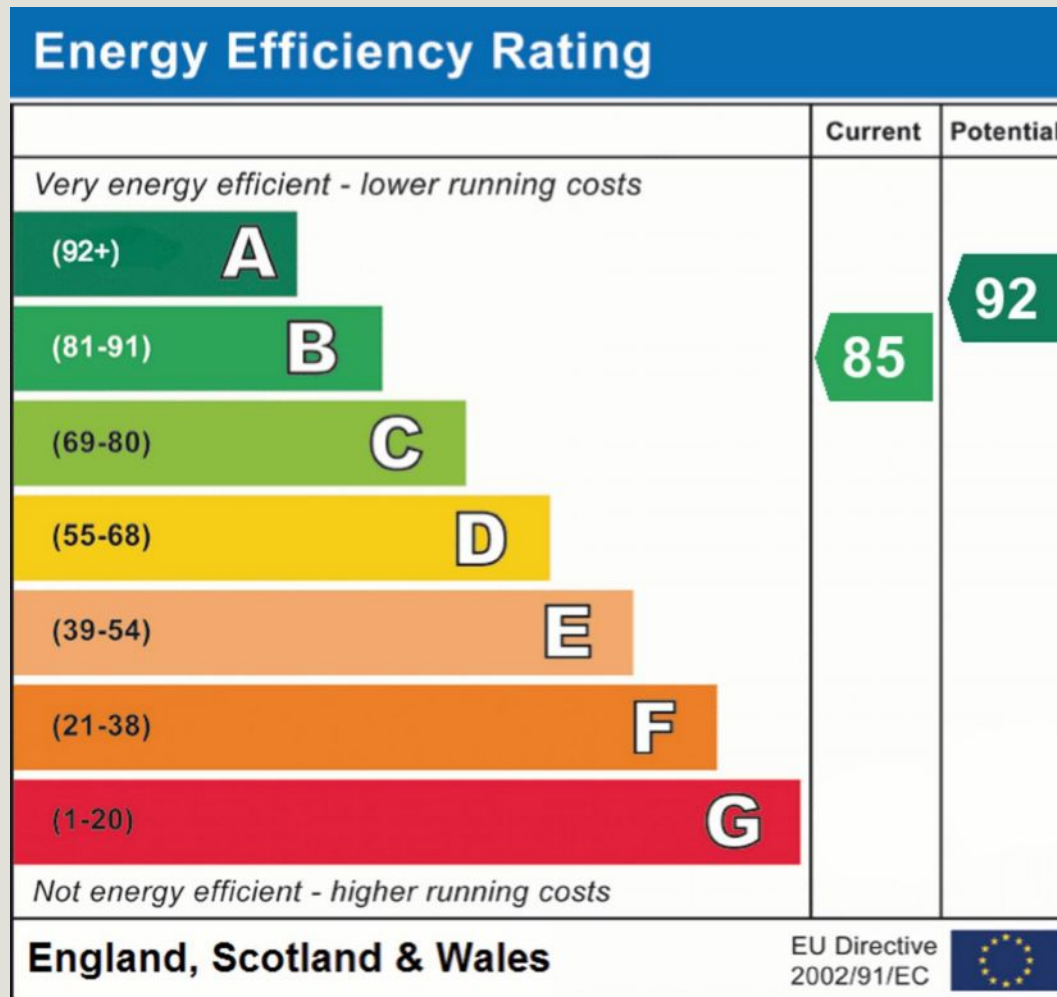
4 Valley Road can be located using the postcode CA10 2FF. Alternatively by using What3Words: ///landlords.formless.laminated

Referrals & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.









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