



18 Helm View Drive, Penrith, CA10 2FR

Guide price £290,000





18 Helm View Drive

Penrith, CA10 2FR

- Small Exclusive Development of Modern Houses
- 3 Bedrooms & 2 Bathrooms
- Immaculate Condition Throughout
- Built in 2022 by Genesis Homes
- Rear Garden Backing onto Open Fields
- Fantastic Views of the North Pennines
- Sought After Village with School & Pub
- Lovely Family Home
- Off Road Parking for 2 Cars
- Offered For Sale with No Onward Chain

Built in 2022 by the highly regarded Genesis Homes to exceptional standards, this stylish three-bedroom semi-detached property is presented in true turn-key condition. Immaculately maintained throughout, the home boasts contemporary kitchen and bathroom suites, offering modern living with no work required.

Perfectly suited to first-time buyers or growing families, the property is situated in a highly desirable village just five miles south of Penrith. The location benefits from excellent transport links, a well-regarded local school, and a popular village pub, making it an ideal setting for both convenience and community living.

Offered for sale with no onward chain, this is a fantastic opportunity to acquire a beautifully presented, ready-to-move-into home in a sought-after location.



Guide price £290,000



Entrance Hallway

Composite front door leads into the entrance hallway. Oak doors lead to the ground floor accommodation with stairs off to the first floor landing. Wooden flooring. Radiator. Wall mounted thermostat.

Ground Floor W/C

Has a fitted two-piece suite comprising: low level w.c and a sink unit with tiled splashback. Radiator. Wooden flooring. uPVC double glazed window to the front aspect.

Kitchen

A beautifully appointed, modern kitchen suite which has a range of navy wall and base units with complementing worksurfaces and a sink unit. There are a range of integrated appliances including a fridge freezer, dishwasher, washer dryer, double oven, induction hob and extractor hood over. There is a uPVC double glazed window to the front aspect overlooking the green. Wooden flooring. Radiator.

Lounge / Diner

A fantastic, spacious lounge which can comfortably combine as a dining room. The room is bright and airy with uPVC French doors leading to the rear garden and a uPVC double glazed window to the rear aspect. There is also a useful understairs storage cupboard. Wooden flooring. Radiator.

Stairs / Landing

From the entrance hallway, the stairs lead up to the first floor landing. There are oak doors leading to the first floor accommodation and a ceiling hatch giving access to the loft space. Fitted carpet. Airing cupboard. Radiator. Wall mounted thermostat.

Bedroom One

A large double bedroom with uPVC double glazed window to the front aspect giving stunning open views to the North Pennine fell range. There is a door to the en-suite shower room. Overstairs storage cupboard. Fitted carpet.

En-Suite Shower Room

A modern fitted three-piece suite comprising: tiled shower cubicle containing a mains shower unit, low level w.c and a sink unit with tiled splashback. Tiled flooring. Heated towel rail. uPVC double glazed window to the front aspect.

Bedroom Two

Double bedroom with uPVC double glazed window to the rear aspect. Fitted carpet. Radiator.



Family Bathroom

6'11" x 6'2" (2.12 x 1.90)

A well appointed, modern family bathroom which has a three-piece suite comprising: panelled bath with mains shower unit over and a glass shower screen, low level w.c and a sink unit with tiled splashback. Part tiled wall coverings. Tiled flooring. Heated towel rail. uPVC double glazed window to the side aspect.

Bedroom Three

9'7" x 6'6" (2.93 x 2.00)

A smaller double bedroom with uPVC double glazed window to the rear aspect. Fitted carpet. Radiator.

Outside

To the front is a block paved driveway which has ample parking for 2 cars. To the rear is an enclosed garden backing onto open fields which is laid to lawn with a spacious patio area and garden shed. There are boundary fences with a gate to the side giving pedestrian access.

Services

Helm View Drive is connected to mains drainage, mains water, and mains electricity, and benefits from excellent broadband speeds, as well as "mains gas" via the Flogas system in place within the development.

There is an average annual maintenance charge of around £196, which covers the upkeep of the communal areas within Helm View Drive and the play area.

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.

Directions

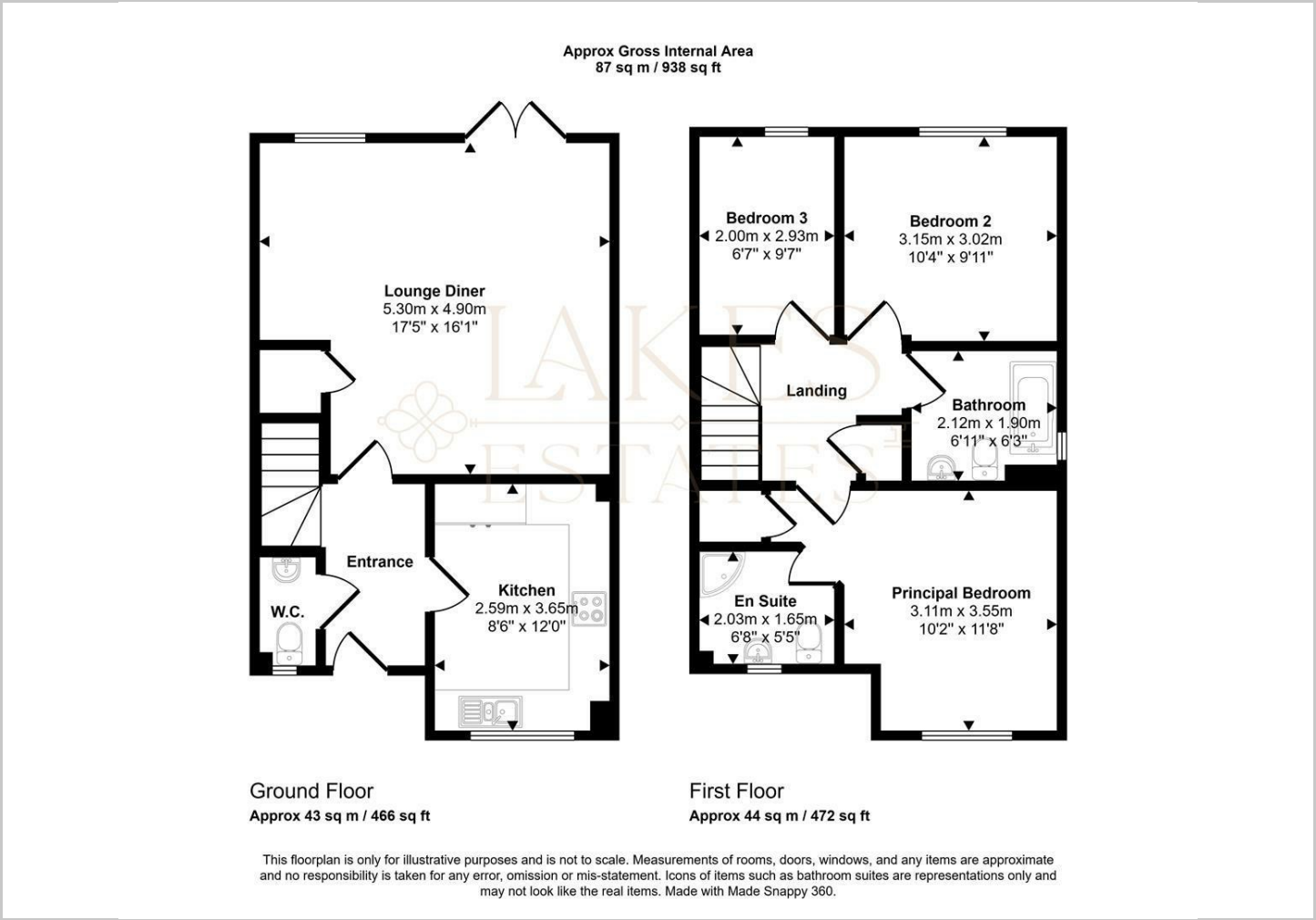
From Penrith head south on Bridge Lane, continue past the hospital on the left then, at the Kemplay roundabout take the third exit on to the A6 down into Eamont Bridge. Proceed straight ahead out of the village, continue through Clifton, and onward to Hackthorpe. Once in the village the entrance to the development can be found toward the end of the village on the right hand side. What3words location:

///gadget.sectors.amicably





Floor Plans



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Penrith,
Tel: 01768 639300 Email: office@lakesestates.co.uk <https://www.lakesestates.co.uk>

Location Map



Energy Performance Graph

