4 Huntley Avenue, Penrith, CA11 8NS

Guide Price **£325,000**

PFK

4 Huntley Avenue

Penrith

Conveniently positioned within the popular market town of **Penrith**, this extended four-bedroom semi-detached home provides an excellent opportunity to acquire a superb family residence, which has been thoughtfully enhanced and maintained by the current owners during their 22 years of ownership. Offering generous and versatile accommodation, together with practical living spaces and low-maintenance gardens, this is a home that has been designed with modern family life in mind.
A welcoming entrance hall provides an inviting introduction to the property, with a useful understairs nook, staircase rising to the first floor and doors leading to the principal ground floor rooms.

The living room is a particularly light and versatile space, enjoying front aspect windows together with patio doors to the rear garden. Generously proportioned, there is ample room for comfortable lounge furniture alongside a dining area or snug, allowing the space to be configured to suit individual requirements. A door from the rear of the room leads conveniently into the utility room.

Positioned to the opposite side of the property, the generous dining kitchen provides an excellent setting for both family meals and entertaining. Fitted with an extensive range of wall, base and tall units, the kitchen is complemented by matching work surfaces and tiled splashbacks. Integrated appliances include an eye-level oven, five-burner gas hob with extractor hood over and slimline dishwasher, together with space for a large fridge/freezer. A one-and-a-half bowl stainless steel sink with drainer sits beneath the rear aspect window, while doors provide access to both the utility room and side of the property.

4 Huntley Avenue

Penrith

The useful utility room is fitted with base units and a stainless steel sink, together with space for a washing machine and tumble dryer. The room also provides access to the dining area of the living room, a particularly useful deep shelved storage cupboard and the downstairs WC, which is fitted with a WC and wash hand basin.

The first floor landing provides access to the loft space, four bedrooms and the family bathroom. The contemporary family bathroom is fitted with a three-piece suite comprising a WC, wash hand basin set upon a vanity unit and a walk-in shower enclosure with mains-connected shower.

The principal bedroom benefits from its own en-suite facilities, which are fully tiled and fitted with a four-piece suite comprising WC, wash hand basin, bath and a generous walk-in shower with multi-jet shower system.

Two further double bedrooms are positioned to the front and rear aspects respectively, whilst a single bedroom to the front provides excellent flexibility and could equally lend itself to use as a nursery, dressing room or home office.

4 Huntley Avenue

Penrith

Externally, the property is every bit as well maintained as the accommodation. The front garden has been designed with ease of maintenance in mind, incorporating artificial lawn, a block-paved driveway and gated pathway leading towards the rear.

The rear garden continues the low-maintenance theme, with an extensive block-paved area enclosed by secure fencing, providing an excellent space for outdoor seating and entertaining without the ongoing maintenance associated with a traditional lawn. A useful outside tap is also provided, whilst an additional open store to the rear of the garage offers further practical storage.

The garage is an excellent addition, being wider towards the rear and currently incorporating a useful workshop area. An electric garage door is complemented by a side pedestrian door, providing convenient access and making the space particularly versatile for those requiring additional storage, hobbies or workshop facilities.

Well presented throughout, thoughtfully extended and enhanced by the current owners over more than two decades, this superb family home offers generous and versatile accommodation in a convenient Penrith location. With its excellent garage, practical utility spaces and low-maintenance gardens, it is a property that combines comfort and flexibility with the convenience of town living and is sure to attract considerable interest.

4 Huntley Avenue

Penrith

Huntley Avenue sits within a desirable and convenient location, in a sought after area of the town. Penrith caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, bus and railway stations, Castle and park and a good selection of sports/leisure facilities. For those wishing to commute the M6 is easily accessible at Junctions 40 or 41. The Lake District National Park is also within easy driving distance.

- **A superb 4 bed, extended semi-detached home**
- **In excellent order throughout**
- **Spacious & versatile accommodation**
- **Large detached garage**
- **Low maintenance front & rear gardens**
- **Parking for 2/3 vehicles**
- **Convenient location**
- **Tenure - Freehold**
- **Council Tax Band - C**
- **EPC rating C**

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Living Room Area
11' 8" x 12' 10" (3.55m x 3.91m)

Dining / Snug
8' 9" x 10' 6" (2.67m x 3.19m)

Dining Kitchen
10' 8" x 23' 8" (3.24m x 7.21m)

Utility Room
5' 2" x 10' 5" (1.58m x 3.17m)

Downstairs WC
5' 2" x 10' 5" (1.58m x 3.17m)

FIRST FLOOR - Landing

Bedroom 1
7' 8" x 9' 8" (2.34m x 2.95m)

Ensuite - Bedroom 1
10' 8" x 5' 8" (3.26m x 1.72m)

Family Bathroom
8' 4" x 5' 6" (2.55m x 1.67m)

Bedroom 2
10' 0" x 13' 1" (3.05m x 3.98m)

Bedroom 3
9' 1" x 10' 6" (2.77m x 3.21m)

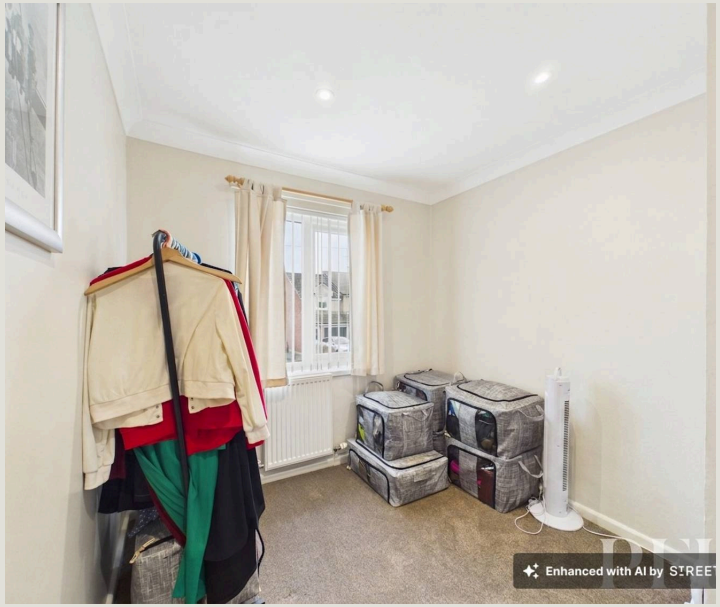
Bedroom 4
7' 8" x 9' 8" (2.34m x 2.95m)

EXTERNALLY

Garage
9' 11" x 26' 3" (3.03m x 8.00m)

Driveway - 3 Parking Spaces

Front & Rear Gardens



ADDITIONAL INFORMATION

Services
Mains electricity, gas, water and drainage. 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.

Directions
The property can be located by using What3Words - ///boxer.stocky.inflating or via the Post Code CA11 8NS. A For Sale board has also been erected for identifying purposes.

Referrals & Other Payments
PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

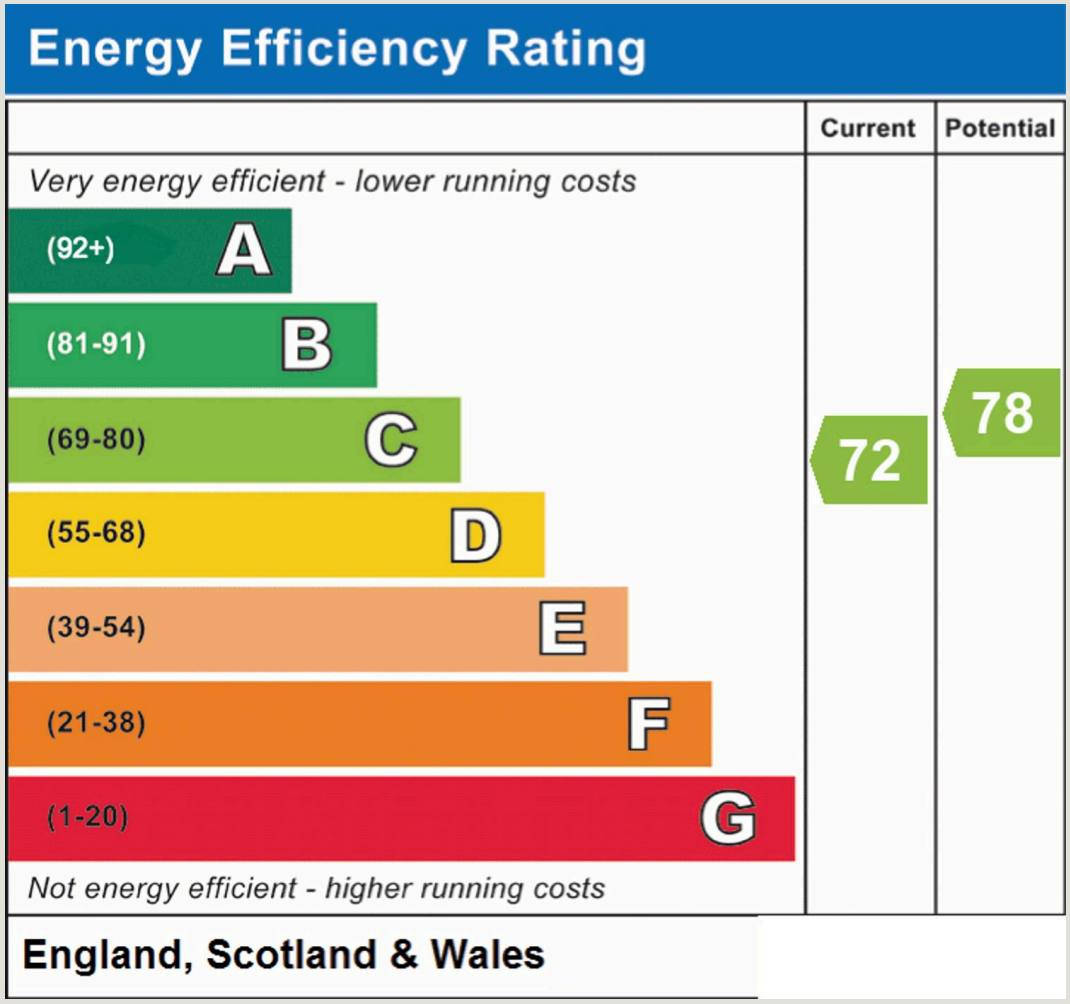
PEK

PEK

PEK

PEK

WC
3'0" x 4'9"
0.92 x 1.46 m
Dining/Snug
8'9" x 10'5"
2.67 x 3.19 m
Utility Room
5'2" x 10'4"
1.58 x 3.17 m
Dining Kitchen
10'7" x 23'7"
3.24 x 7.21 m
Living Room
11'7" x 12'9"
3.55 x 3.91 m
Entrance Hall
5'7" x 12'9"
1.70 x 3.90 m
Floor 0 Building 1
En-Suite
10'8" x 5'7"
3.26 x 1.72 m
Bathroom
8'4" x 5'5"
2.55 x 1.67 m
Bedroom 3
9'1" x 10'6"
2.77 x 3.21 m
Landing
5'11" x 7'10"
1.81 x 2.41 m
Bedroom 1
10'6" x 17'8"
3.22 x 5.39 m
Bedroom 2
10'0" x 13'0"
3.05 x 3.98 m
Bedroom 4
7'8" x 9'7"
2.34 x 2.95 m
Floor 1 Building 1
Garage
9'11" x 26'3"
3.03 x 8.00 m
Floor 0 Building 2
PFK
Approximate total area(1)
1578 ft²
146.7 m²
Reduced headroom
9 ft²
0.8 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
78
England, Scotland & Wales

PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk