



35 Clifton Hill Gardens, Penrith, CA10 2FE

Guide price £425,000



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# 35 Clifton Hill Gardens

Penrith, CA10 2FE

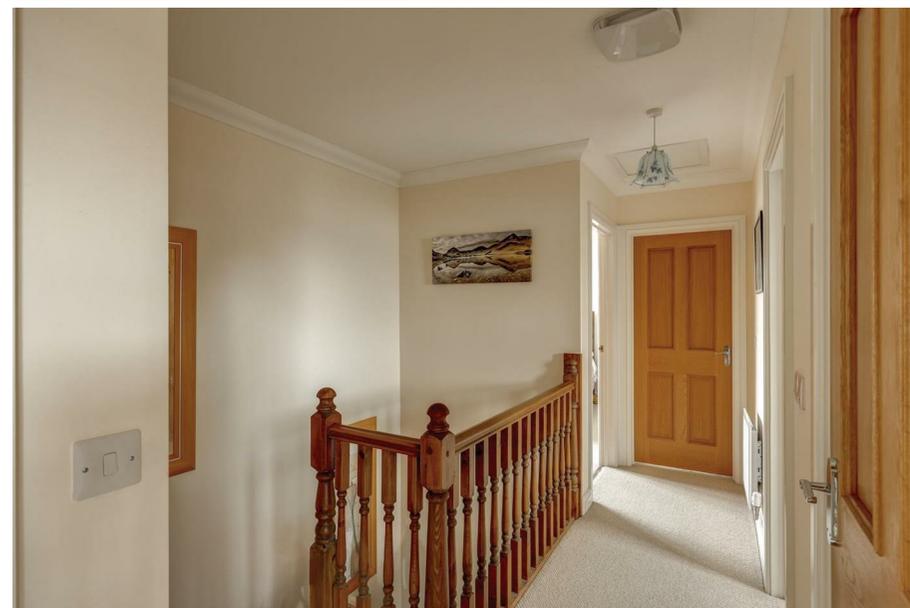
- Immaculately presented home
- Four generous bedrooms
- Separate garage
- Ensuite principal bedroom
- EPC rating C
- Detached property
- Spacious kitchen diner
- Well maintained gated rear garden
- Popular village location
- Council tax band D

35 Clifton Hill Gardens is a beautifully presented four-bedroom detached home, located in the highly sought-after village of Clifton. The property offers generous and well-balanced accommodation throughout, comprising a welcoming entrance hall, spacious lounge, modern kitchen-diner, utility room and ground floor W.C. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite, along with a family bathroom.

Externally, the property benefits from a well-established, south-facing enclosed garden, a single detached garage and off-road parking. An internal viewing is highly recommended to fully appreciate the space, setting and quality this fantastic home has to offer.

## Directions

What3words location: [///princes.employer.ironic](https://www.what3words.com/#!/princes.employer.ironic)



### Lounge

12'2" x 22'10" (3.71m x 6.96m)

The lounge is bright and spacious with bay window to the front aspect and French doors that open out into the rear garden. Gas fireplace, fitted carpet and radiators.

### Kitchen Diner

14'0" x 22'2" (4.27m x 6.76m)

The dining area has a bay window to the front aspect, window to the side aspect, fitted carpet and a radiator. The fitted kitchen with a range of wall and base units allowing for ample storage, eye level oven, gas hob with extractor above, integrated fridge freezer and dishwasher, stainless steel sink with mixer tap, vinyl flooring, window to the rear aspect and an external door to the rear garden and door into the utility room.

### Hallway

The entrance hallway allows access to the lounge, kitchen diner, W.C., stairs to the first floor and under stairs cupboard and has fitted carpet and a radiator.

### W.C.

Accessed from the entrance hallway with W.C and basin.

### Utility

Leading directly from the kitchen with wall units, fitted worktop with space and plumbing for washing machine and dryer, window to the rear garden and vinyl flooring.

### Principal Bedroom

11'0" x 11'10" (3.35m x 3.61m)

A generous double bedroom with window to the rear aspect, fitted wardrobes with sliding doors, fitted carpet, radiator and access to the ensuite.



**Principal Ensuite** 8'5" x 4'8" (2.57m x 1.42m)

The principal ensuite has a walk in shower, W.C, basin, heated towel rail, part tiled walls, glazed window and laminate flooring.

**Bedroom Two** 12'2" x 9'10" (3.71m x 3.00m)

Spacious double bedroom with window to the rear aspect, fitted carpet and radiator.

**Bedroom Three** 10'8" x 9'10" (3.25m x 3.00m)

Spacious double bedroom with window to the front aspect, fitted carpet and radiator.

**Bedroom Four** 11'0" x 7'10" (3.35m x 2.39m)

Spacious double bedroom with window to the front aspect, fitted carpet and radiator.

**Bathroom**

7'2" x 6'0" (excluding shower depth) (2.18m x 1.83m (excluding shower depth))

The family bathroom has a four piece suite with bath, walk in shower, W.C, basin, heated towel rail, laminate floor, part tiled walls and glazed window.

**Landing**

Allows access to all four bedrooms and bathroom, with loft hatch, fitted carpet and storage cupboard.

**Outside**

To the front of the property there is a low maintenance area with mature borders and porch above the front door. The rear is partially a walled garden facing south / south west with a path to the detached brick garage with electric up and over door.

**Services & Additional Information**

The property is serviced by mains electricity, gas, water and drainage. There is an annual landscape charge of £157.87 paid until 30th September 2026.

**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:

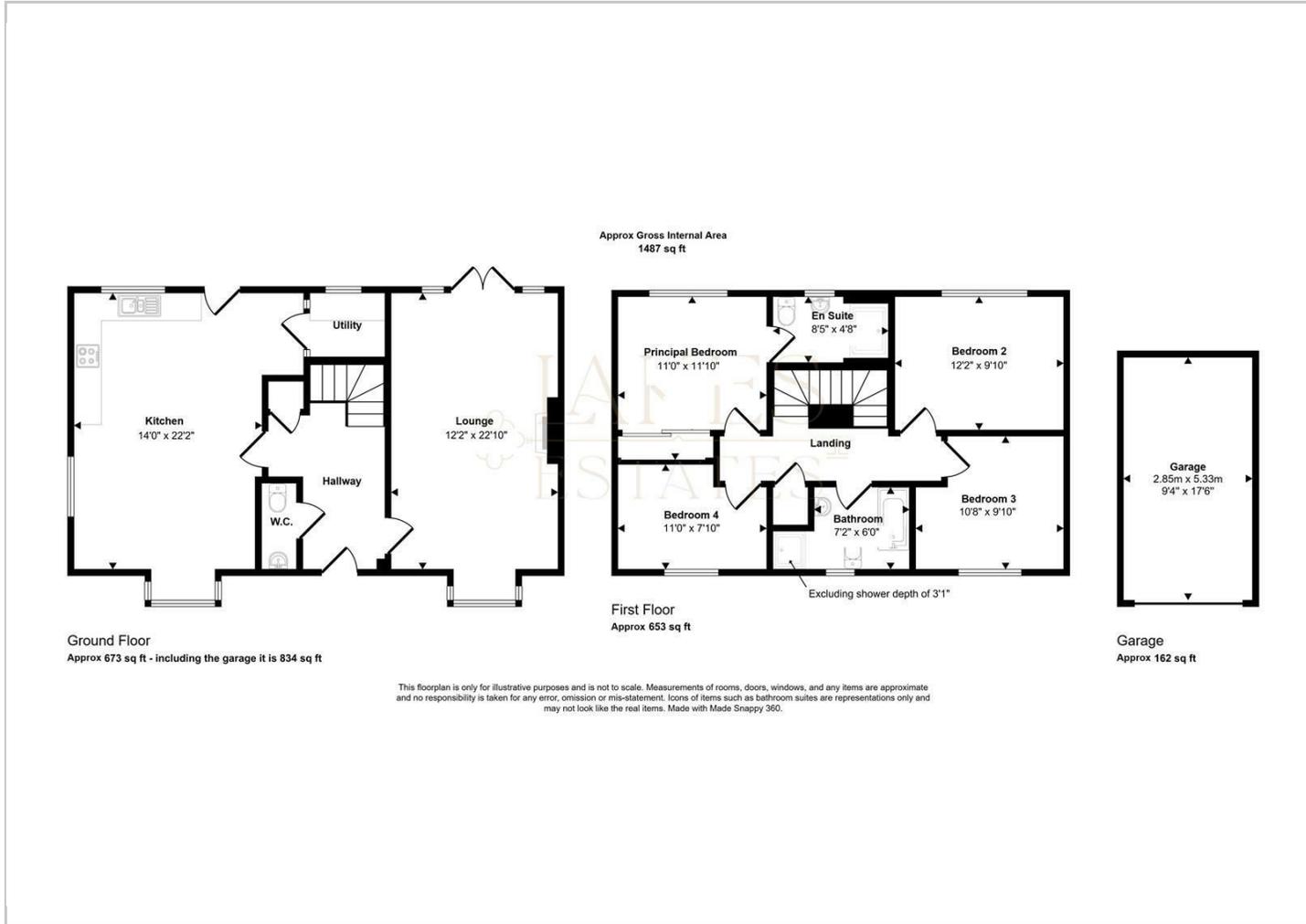
Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

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



## 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](mailto:office@lakesestates.co.uk) <https://www.lakesestates.co.uk>

## Location Map



## Energy Performance Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	