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Residential  
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Letting Agents

## 46 Norfolk Place, Penrith, CA11 9BE



- **Significantly Extended Modern Mid Terraced Family Home**
- **Large Living Room, Kitchen + Utility Room**
- **3 Bedrooms with Built in Furniture, En-Suite Shower Room + Bathroom**
- **Nursery/Dressing Room - Possible 4th Bedroom**
- **Off Road Parking Space + Garage**
- **Generous Garden to the Rear with a South Westerly Aspect**
- **uPVC Double Glazing**
- **Gas Central Heating via a Condensing Boiler**
- **Tenure - Freehold. Council Tax Band - B. EPC - C**

**Asking price £230,000**

Tucked away in the corner of the estate and having been comprehensively extended, 46 Norfolk Place is significantly larger than the first impression would suggest, being around 150 sq. m (1,600 sq. ft).

The accommodation comprises; Hallway, a large Living Room, Kitchen, Utility Room, 3 Bedrooms, an En-Suite Shower Room, a House Bathroom and a Dressing Room/Nursery. To the rear of the house is a generous enclosed garden area with a south westerly aspect and there is also a Private Parking Space and a Garage in a separate block.

The property also benefits from uPVC Double Glazing and Gas Central Heating via a condensing combi boiler giving an EPC rating of C.

### **Location**

From the centre of Penrith, head up Castlegate, cross over the first mini roundabout and take the first exit at the second mini roundabout. Cross over the railway bridge, follow the road round the left and right hand bends and then turn left into Norfolk Place. Number 46 is towards the head of the cul-de-sac on the right.

### **Amenities**

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 Freehold**

The property is freehold and the council tax is band B.

### **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

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

### **ACCOMMODATION**

#### **Entrance**

Through a composite security door to the;

## Hallway

Stairs lead to the first floor with an understairs cupboard. There are recessed downlights to the ceiling a double radiator, a telecoms point and doors off to the utility room, the kitchen and the;



## Living Room 14'10 x 22'2 (4.52m x 6.76m)

There are three double radiators, six wall light points and a TV satellite point. uPVC double glazed windows look out onto the garden and uPVC double glazed double doors open to the patio. Double doors open to the;



## Kitchen 10'9 x 16'9 max (3.28m x 5.11m max)

Fitted with a range of light wood shaker style fronted units and a pale flecked work surface incorporating a composite single drainer sink with mixer tap and tiled splashback. There is a built-in electric oven (currently not working) a gas hob with cooker hood and an integral fridge. A floor mounted Worcester gas fire condensing combi boiler provides the hot water and central heating. There are recessed ceiling lights, a double radiator and a uPVC double glazed window to the front.



## Utility Room 8' x 6'10 (2.44m x 2.08m)

Fitted wall and base units to one side, a stainless steel single drainer sink, plumbing for a washing machine and vent for a tumble dryer. There are recessed ceiling lights, a single radiator and an extractor fan.

## First Floor- Landing

A ceiling trap gives access to one of the roof space.

## Bedroom One 11'4 x 14'5 (3.45m x 4.39m)

Having built-in wardrobes to one corner with hanging and shelf space, drawer units and a dressing table. There is a double radiator, a television point, a telephone point and uPVC double glazed windows face to the side and rear and a door opens to the;



## En-Suite 7'10 x 7'2 (2.39m x 2.18m)

Fitted with a toilet, a wash basin and a shower enclosure, tiled to three sides with a Mira mains fed shower over. There are recessed ceiling downlights a duel fuel heated towel rail, an extractor fan and a uPVC double glazed window to the rear.



## Bedroom Two 13'11 x 12'10 max (4.24m x 3.91m max)

Built-in wardrobes give hanging and shelf space and there are further drawers and a dressing table. There is a double radiator, a TV aerial point and a uPVC double glazed window to the rear. A door opens to a;



### Dressing Room/Nursery 10'9 x 10'10 (3.28m x 3.30m)

Two sun pipes give a degree of natural light. There is a double radiator and a recessed wardrobe with light.



### Bedroom Three 9'1 x 10'1 (2.77m x 3.07m)

There are fitted wardrobes with hanging and shelf space and a drawer unit. There is a double radiator and a uPVC double glazed window to the front. A recessed airing cupboard has a single radiator, shelves and a light.



### Bathroom 6'2 x 7'1 (1.88m x 2.16m)

Fitted with a toilet, a wash basin and a panelled bath with a Mira mains fed shower over and tiles around. There is a heated towel rail, an extractor fan and a uPVC double glass window.



### Outside

To the front of the house is a path leading to the front door.

To the rear of the house is an enclosed garden with a large stone flagged patio by the living room doors which open onto a lawn with raised beds to one side and a gravel area with a garden shed.

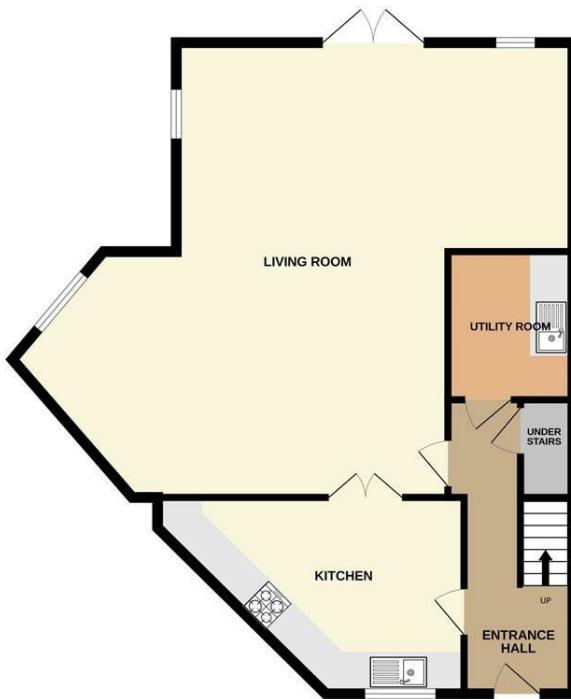


A short walk from the house is a block paved parking space which also gives access to the;

**Garage 18'7 x 8'10 (5.66m x 2.69m)**

Having an open and over vehicle door.

GROUND FLOOR  
820 sq.ft. (76.2 sq.m.) approx.



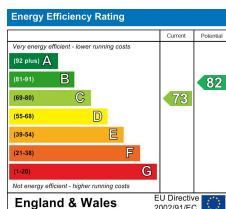
1ST FLOOR  
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 1618 sq.ft. (150.3 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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