



45 Sand Croft, Penrith, CA11 8BB

£625,000





# 45 Sand Croft

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- Highly sought-after cul-de-sac location in one of Penrith's most popular residential areas
- Walking distance to Penrith town centre and local amenities
- Double garage beneath the property with conversion potential
- Generous well maintained garden
- Stunning open views across Penrith towards the Lake District
- Three well-proportioned bedrooms, including en suite to master
- Impeccably presented throughout

Occupying an enviable position at the head of a quiet cul-de-sac, this beautifully presented detached bungalow offers the perfect blend of peaceful residential living and everyday convenience. Just a short walk from Penrith town centre, the property enjoys sweeping, uninterrupted views across the rooftops towards the iconic fells of the Lake District — a backdrop that truly sets it apart.

Impeccably refurbished throughout, the home has been thoughtfully designed to maximise light and space at every turn. The bespoke kitchen and garden room create a superb heart to the home, while two luxury bathrooms — including an en suite — finished by renowned local specialists Town and Country, reflect the exceptional standard of finish found throughout.

Accommodation is both generous and versatile, comprising a welcoming vestibule and entrance hall, a bright lounge, kitchen/diner, utility room, garden room, three well-proportioned bedrooms, a family bathroom and en suite. Beneath the property, a double garage offers excellent storage and exciting conversion potential for those looking to add further living space.

Outside, the south-facing landscaped gardens have been designed with ease of maintenance in mind, without compromising on charm or kerb appeal. Generous in size and beautifully kept, they provide the ideal setting to soak up the views and make the most of sunny days.

A rare opportunity to acquire a truly special home in one of Penrith's most desirable addresses.



<b>Kitchen Diner</b>	10'9" x 22'1" (3.29 x 6.74)
<b>Conservatory</b>	8'9" x 12'8" (2.67 x 3.87)
<b>Porch</b>	
<b>Utility</b>	10'7" x 7'5" (3.25 x 2.28)
<b>Lounge</b>	18'7" x 14'8" (5.67 x 4.48)
<b>Hallway</b>	
<b>Principal Bedroom</b>	12'7" x 15'0" (3.86 x 4.58)
<b>Principal Ensuite</b>	5'2" x 7'9" (1.60 x 2.38)
<b>Principal Wardrobe</b>	5'8" x 6'6" (1.75 x 2.00)
<b>Bedroom Two</b>	13'0" x 10'11" (3.98 x 3.35)
<b>Bathroom</b>	7'3" x 7'9" (2.21 x 2.37)
<b>Bedroom Three</b>	9'9" x 11'3" (2.98 x 3.43)
<b>Garage</b>	18'9" x 26'0" (5.74 x 7.94)

The ground floor double garage, one with electric door, W.C, office space and storage.



### Directions

From Sandgate, head up Fell Lane and turn left onto Sand Croft after approximately 400 metres. Follow the road to the left, then left again into the cul-de-sac. What3words location: [///warnings.brambles.rail](https://www.what3words.com/#!/warnings.brambles.rail)

### Services

Mains electric, gas, water, solar panels and drainage are all connected.

### 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)

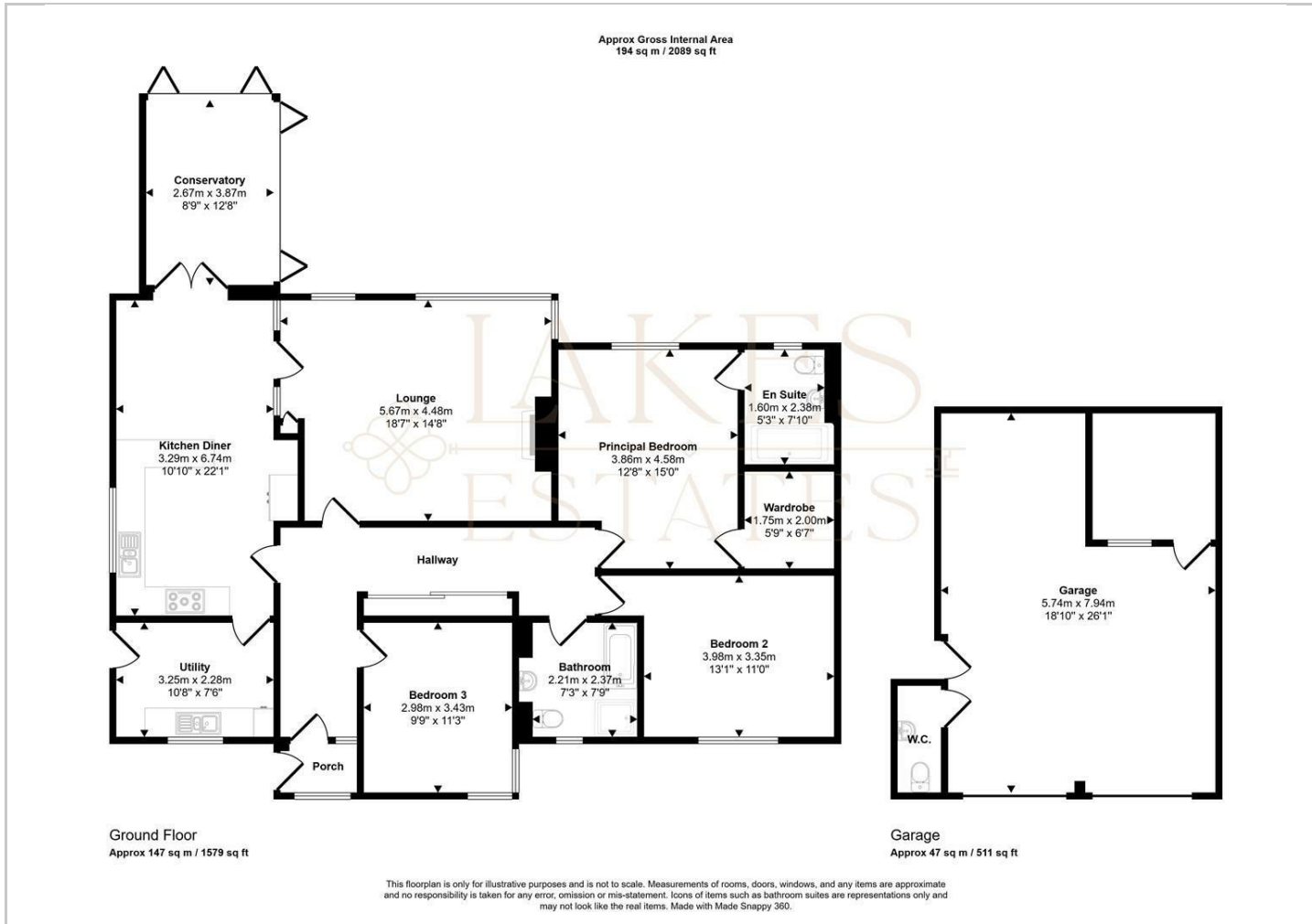
Company purchase: £120 (inc. VAT)

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

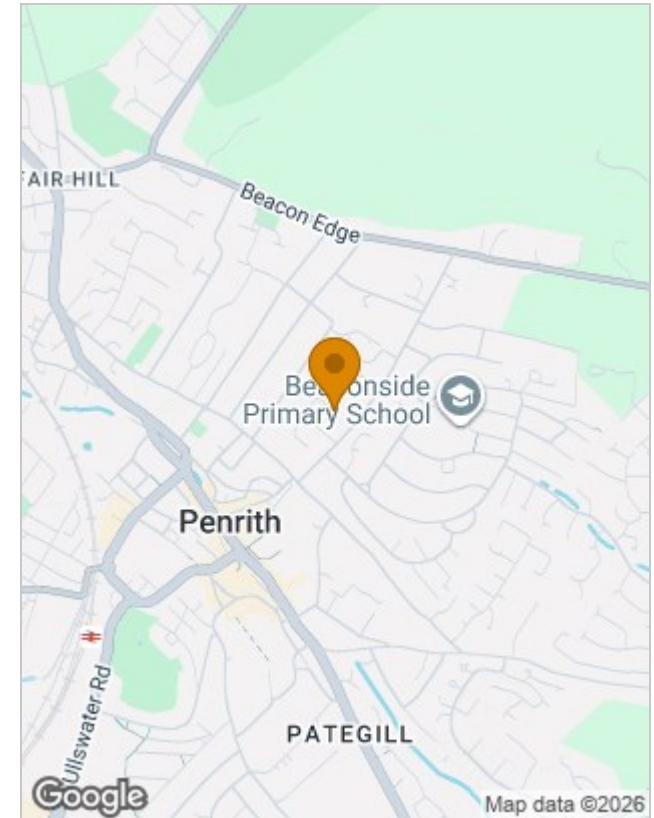




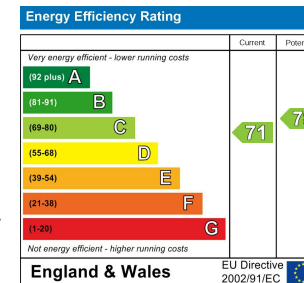
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

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