



2 Pleasant Wood Norfolk Road, Penrith, CA11 9EA

Guide Price £174,500

PFK

2 Pleasant Wood Norfolk Road

The Property

Charming Two-Bedroom Character Cottage

This delightful semi-detached cottage, once part of a traditional farm steading, offers a perfect blend of character and convenience. Ideally situated, it benefits from a shared parking area with the neighbouring property.

Upon entering, a welcoming hallway provides a cloaks area, staircase to the first floor, and access to the main living spaces. The dual-aspect living room is bright and inviting, featuring patio doors that open to a side patio.

The kitchen/dining area is fitted with a range of wall and base units, an integrated oven, gas hob, and extractor fan. A stainless steel sink is positioned beneath the rear-facing window, and there is space for a washing machine. An opening leads to the utility area, which accommodates a freestanding fridge/freezer, tumble dryer, and houses the wall-mounted boiler. A door from here opens directly to the rear patio garden, perfect for outdoor dining.

Upstairs, a spacious landing offers built-in storage and leads to two bedrooms and a family bathroom. The principal bedroom is dual-aspect and generously proportioned, while the second bedroom is a comfortable single with a front aspect. The bathroom includes a three-piece suite with a WC, basin, and bath with shower over.



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The Property continued.....

Outside, the rear patio garden features a garden shed and a gated access to the parking area.

This character-filled home offers charm, practicality, and an excellent location.

- Charming 2 bed semi-detached cottage
- Living room with patio doors
- Kitchen with dining area
- Utility and good storage options
- Shared parking area
- Good-sized rear patio garden
- Tenure - Freehold
- Council Tax Band - B
- EPC rating D





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Location & Directions

The Castletown area of Penrith, is quite often a sought after location for younger or first time buyers and indeed for those seeking an investment in the "buy-to-let" market. Within a short distance are the railway station, castle and park, public house, Queen Elizabeth Grammar School and Morrisons supermarket. The town centre with its excellent range of day to day facilities is also easily accessible as is motorway access at Junction 40.

Directions

What3Words - [///suitable.stuns.outfitter](https://www.what3words.com/suitable.stuns.outfitter) From Penrith town centre head up Castlegate to the mini roundabouts, take the 2nd exit at the first roundabout and the first exit over the bridge at the second roundabout. Follow the B5288 heading towards Gilwilly industrial Estate and 2 Pleasant Wood is located on the right hand side, opposite the left turn for Greystoke Road. A For Sale Board has been erected for identification purposes.



ACCOMMODATION

Entrance Hall

3' 7" x 4' 11" (1.09m x 1.50m)

Living Room

12' 6" x 10' 7" (3.80m x 3.23m)

Kitchen/Dining

12' 3" x 9' 8" (3.73m x 2.95m)

Utility Area

3' 8" x 9' 10" (1.11m x 2.99m)

Landing

4' 9" x 9' 9" (1.45m x 2.96m)

Bathroom

6' 4" x 6' 6" (1.93m x 1.98m)

Bedroom 1

12' 7" x 10' 8" (3.83m x 3.26m)

Bedroom 2

5' 7" x 13' 3" (1.69m x 4.04m)



EXTERNALLY

Yard

Off street

1 Parking Space





ADDITIONAL INFORMATION

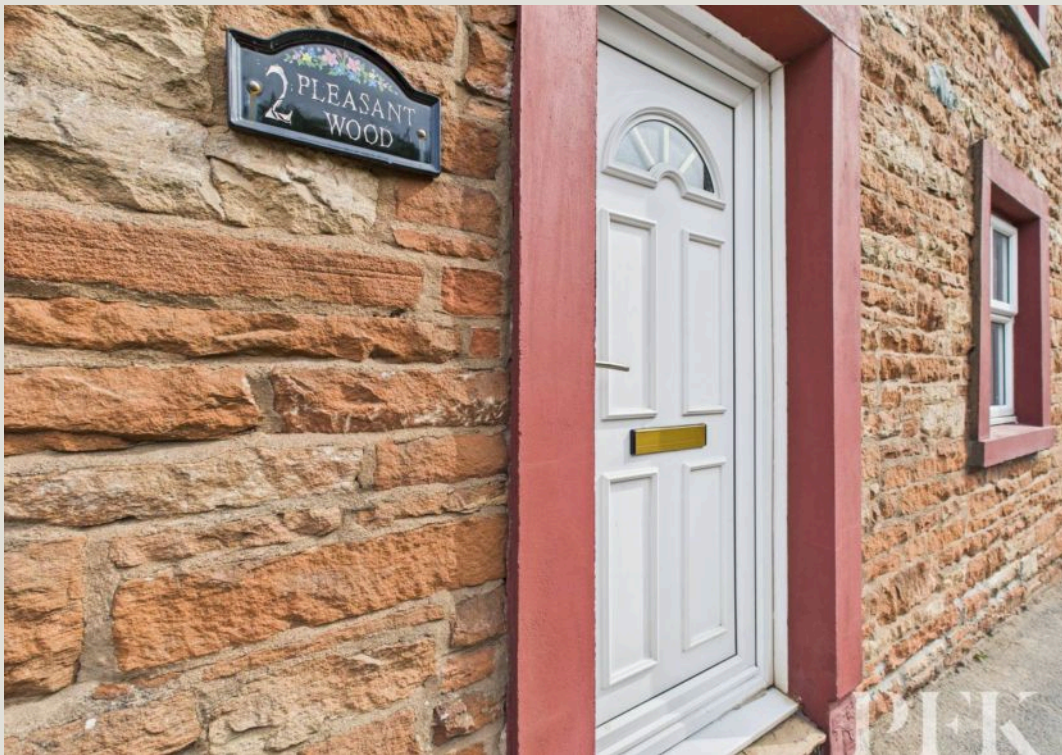
Services

Mains electricity, gas, water & drainage. Gas fired central heating and double glazing installed throughout. 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.

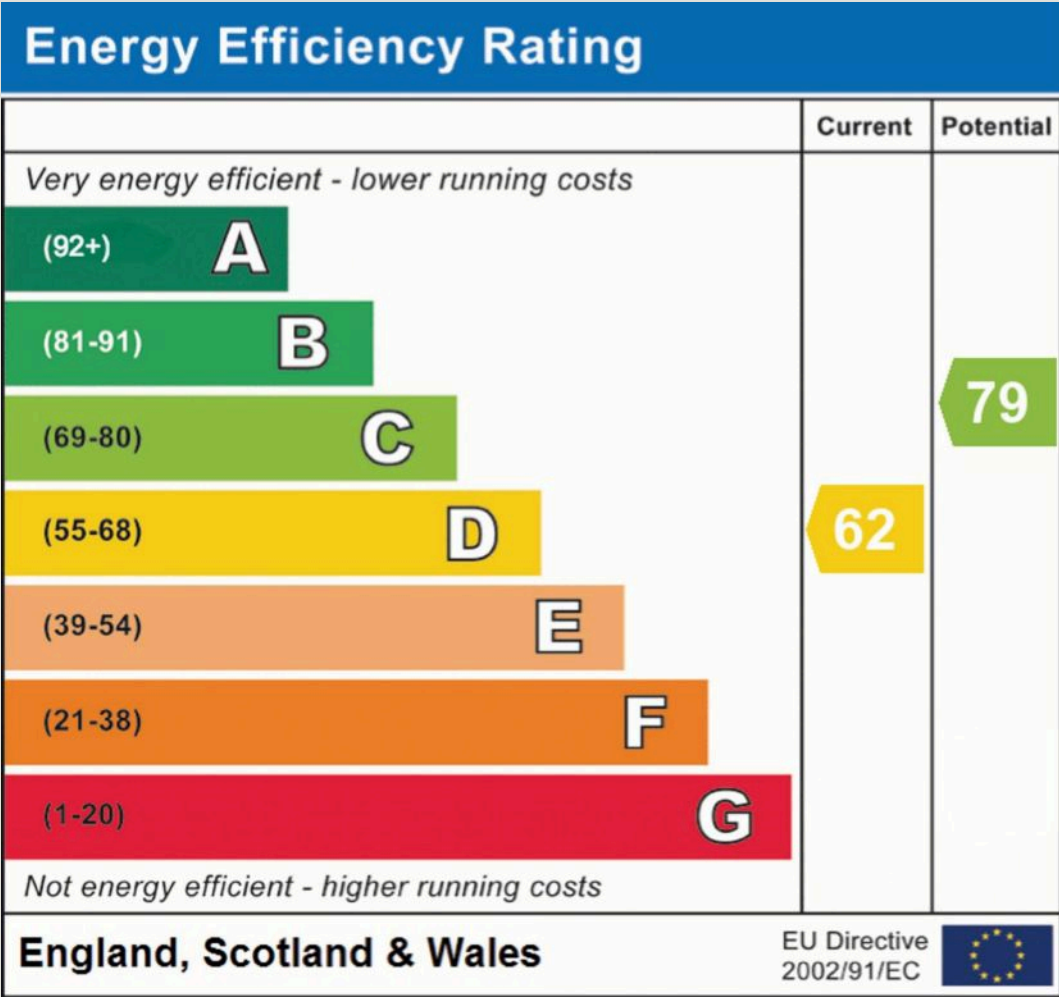
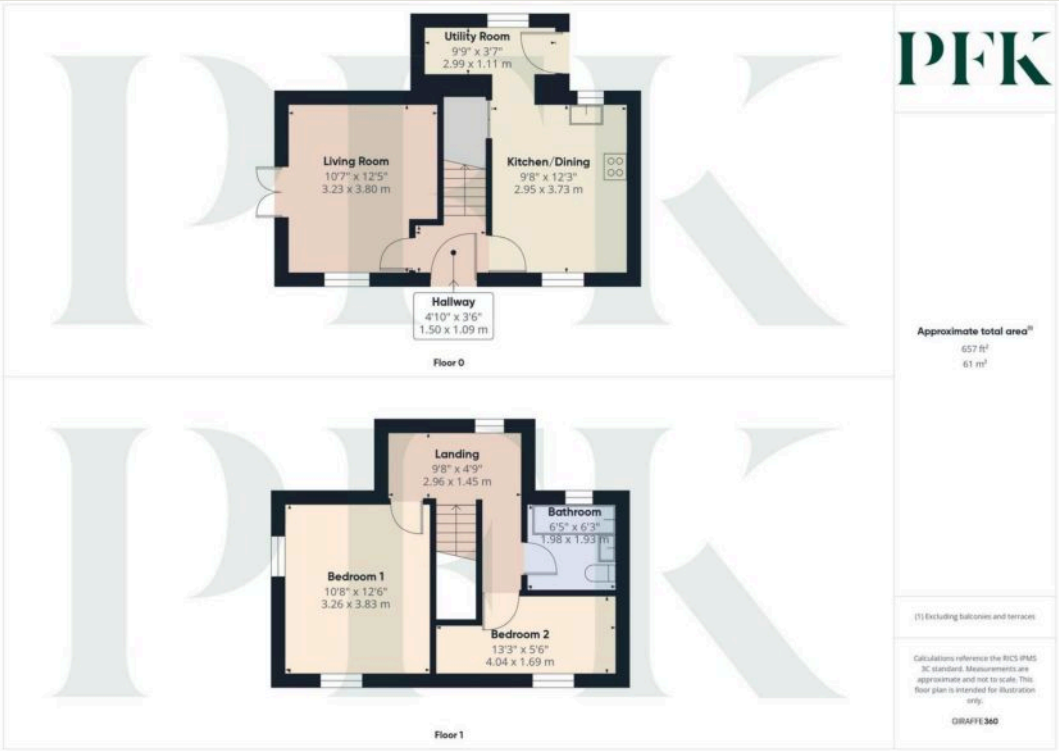
Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.











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