

Penrith

£525,000

11 Beacon Park, Penrith, CA11 7UB

Architecturally interesting and offering an abundance of space and versatility, this impressive detached home occupies a particularly desirable position within a quiet cul-de-sac in the sought-after New Streets area of Penrith. Ideally placed for easy access to the town centre and The Beacon, the property provides generous and flexible split-level accommodation thoughtfully arranged over four floors, making it an ideal home for a variety of buyers.

Immaculately presented and having been lovingly updated and maintained by the current owners, the property combines individuality and character with a well-considered layout, creating a home that is both appealing and ready to move into.

The entrance hallway immediately gives a sense of the space found throughout the property, with useful internal access to the double garage.

4	2	3	TBC	*Ultrafast broadband available*	*Double garage & driveway*

Quick Overview

Four bedroom detached house

Three receptions, two bathrooms

Sought after New Streets location

Within easy reach of the town centre

Easy to maintain gardens

Positioned in a quiet cul-de-sac

Wonderful family home

Beautifully updated and maintained

Double garage and driveway

Ultrafast broadband available

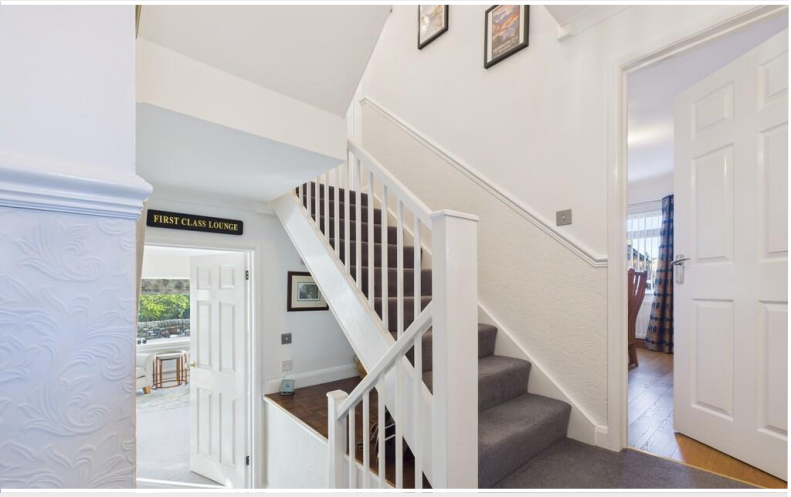
Property Reference: P0636



Kitchen



Dining Room



Entrance Hall



Conservatory

The beautifully presented kitchen and separate dining room are conveniently positioned off the hallway. The kitchen is particularly well equipped with a range of integrated NEFF appliances, including a Hide & Slide oven, combination microwave oven and dishwasher, together with an integrated Caple fridge.

A few steps down lead to the cloakroom and the impressive living room. Generously proportioned and ideal for family life, this is a lovely space in which to relax and entertain, featuring an open-flame gas fire and doors opening into the conservatory. Benefiting from a solid roof, this versatile additional reception space can be enjoyed throughout the year and offers plenty of scope for a variety of uses.

The two upper floors provide four well-proportioned double bedrooms, three of which benefit from fitted wardrobes, with the principal bedroom enjoying the added benefit of an en-suite shower room. The remaining bedrooms are served by a beautifully appointed four-piece family bathroom.

The property benefits from gas-fired central heating, controlled via a Hive smart heating system and maintained by British Gas. The double garage offers further practical features, including a sink with hot and cold water supply, a double drainer and plumbing for a washing machine, providing useful additional utility space.

Externally, the property occupies a manageable plot, with gardens extending to four sides and offering a pleasant balance of outdoor space and ease of maintenance. To the front, ample off-road parking is provided alongside the double garage.

A distinctive and exceptionally well-maintained home, offering an appealing combination of space, flexibility and individuality in one of Penrith's most desirable residential locations.

Accomodation with approx. dimensions

Ground Floor

Entance Hall

Double Garage
18' 0" x 17' 3" (5.49m x 5.26m)

Kitchen
17' 10" x 7' 1" (5.44m x 2.16m)

Dining Room
11' 7" x 9' 8" (3.53m x 2.95m)

Lower Ground Floor

Downstairs Cloakroom

Living Room
23' 9" x 13' 6" (7.24m x 4.11m)

Conservatory
12' 4" x 11' 1" (3.76m x 3.38m)

First Floor

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Living Room



Living Room



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

Bedroom One
13' 1" x 10' 4" (3.99m x 3.15m)

En-suite Shower Room

Bedroom Two
10' 7" x 13' 6" (3.23m x 4.11m)

Second Floor

Family Bathroom

Bedroom Three
11' 7" x 9' 4" (3.53m x 2.84m)

Bedroom Four
15' x 7' 7" (4.57m x 2.31m)

Property Information

Tenure
Freehold

Council Tax
Band E
Westmorland & Furness Council

Services & Utilities
Mains gas, mains, electricity, mains water and mains drainage

Energy Performance Certificate
The full Energy Performance Certificate is available on our website and also at any of our offices.

Broadband Speed
Ultrafast broadband available

Directions
From the town centre, head through Sandgate turning left onto Meeting House Lane at the mini roundabout. Take the first right onto Arthur Street and continue up the hill. Turn right into Beacon Park. Take the first right into the cul-de-sac Number 11 is directly infront

What3words Location
///breathy.young.fewer

Viewings
By appointment with Hackney and Leigh's Penrith office

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Family Bathroom



Double Garage



Garden



Garden

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Meet the Team

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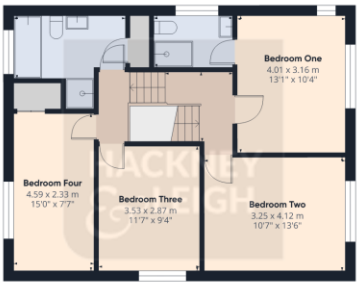


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Floor 0



Floor 1

HACKNEY & LEIGH

Approximate total area(1)

172.9 m²
1862 ft²

Reduced headroom

0.6 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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