



**13 Winters Park, Penrith - CA11 8RE**

Guide Price **£525,000**

**PFK**

## 13 Winters Park

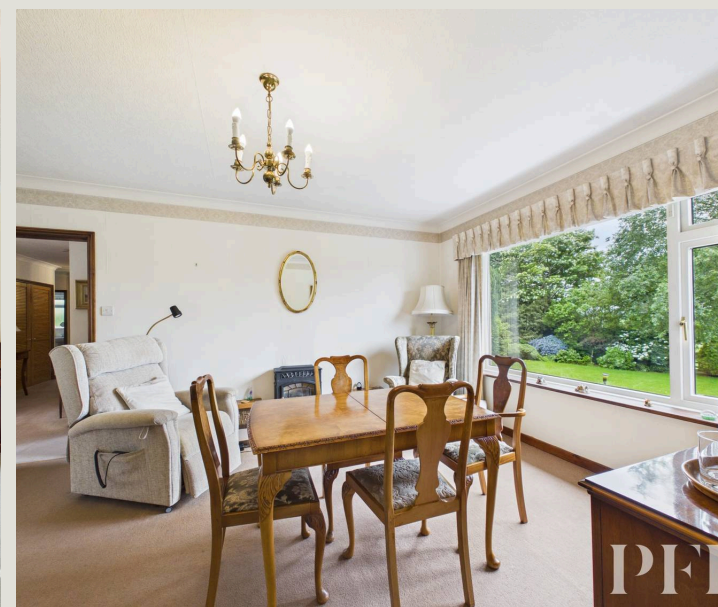
### Penrith

Occupying a generous and private plot within the highly desirable Winters Park development, this impressive detached bungalow offers spacious and versatile accommodation, beautifully landscaped gardens, and excellent parking facilities.

The well-presented interior comprises a welcoming entrance hall, a spacious lounge, a separate dining room, and a well-appointed kitchen. The property benefits from a generous master bedroom with en-suite shower room, two further bedrooms, an additional office which could equally serve as a fourth bedroom, and a family bathroom.

Externally, the bungalow enjoys extensive, mature gardens to both the front and rear, thoughtfully landscaped with lawns, colourful flower beds, established shrubs, and mature trees, creating a private and attractive setting throughout the year. A large driveway provides ample off-road parking for multiple vehicles and leads to the integral double garage, fitted with an electric up-and-over door.

Offering a rare combination of privacy, flexible living space, and beautifully maintained gardens, this superb bungalow is ideally suited to a wide range of purchasers seeking a peaceful yet convenient location close to the amenities of Penrith.





## 13 Winters Park

Penrith

Located within the highly desirable Winters Park development on the edge of Penrith, the property enjoys a peaceful residential setting with excellent access to the town centre. Penrith offers a wide range of shops, supermarkets, cafés, restaurants, schools, and leisure facilities, while the nearby M6 motorway and West Coast Main Line railway station provide excellent transport connections. The stunning landscapes of the Lake District National Park and the Eden Valley are also within easy reach, making this an ideal location for both everyday living and outdoor pursuits.

Council Tax band: E

Tenure: Freehold

EPC: TBC



**Living Room**

16' 10" x 13' 11" (5.13m x 4.23m)

**Kitchen**

16' 4" x 9' 5" (4.97m x 2.86m)

**Dining Room**

15' 4" x 12' 2" (4.68m x 3.72m)

**Bedroom 1**

13' 11" x 12' 5" (4.23m x 3.79m)

**Ensuite Bathroom**

6' 6" x 6' 2" (1.98m x 1.89m)

**Bathroom**

8' 1" x 8' 0" (2.46m x 2.43m)

**Bedroom**

14' 10" x 10' 4" (4.51m x 3.16m)

**Bedroom 4**

11' 10" x 8' 10" (3.61m x 2.69m)

**Bedroom 3 / Office**

12' 2" x 9' 11" (3.72m x 3.01m)

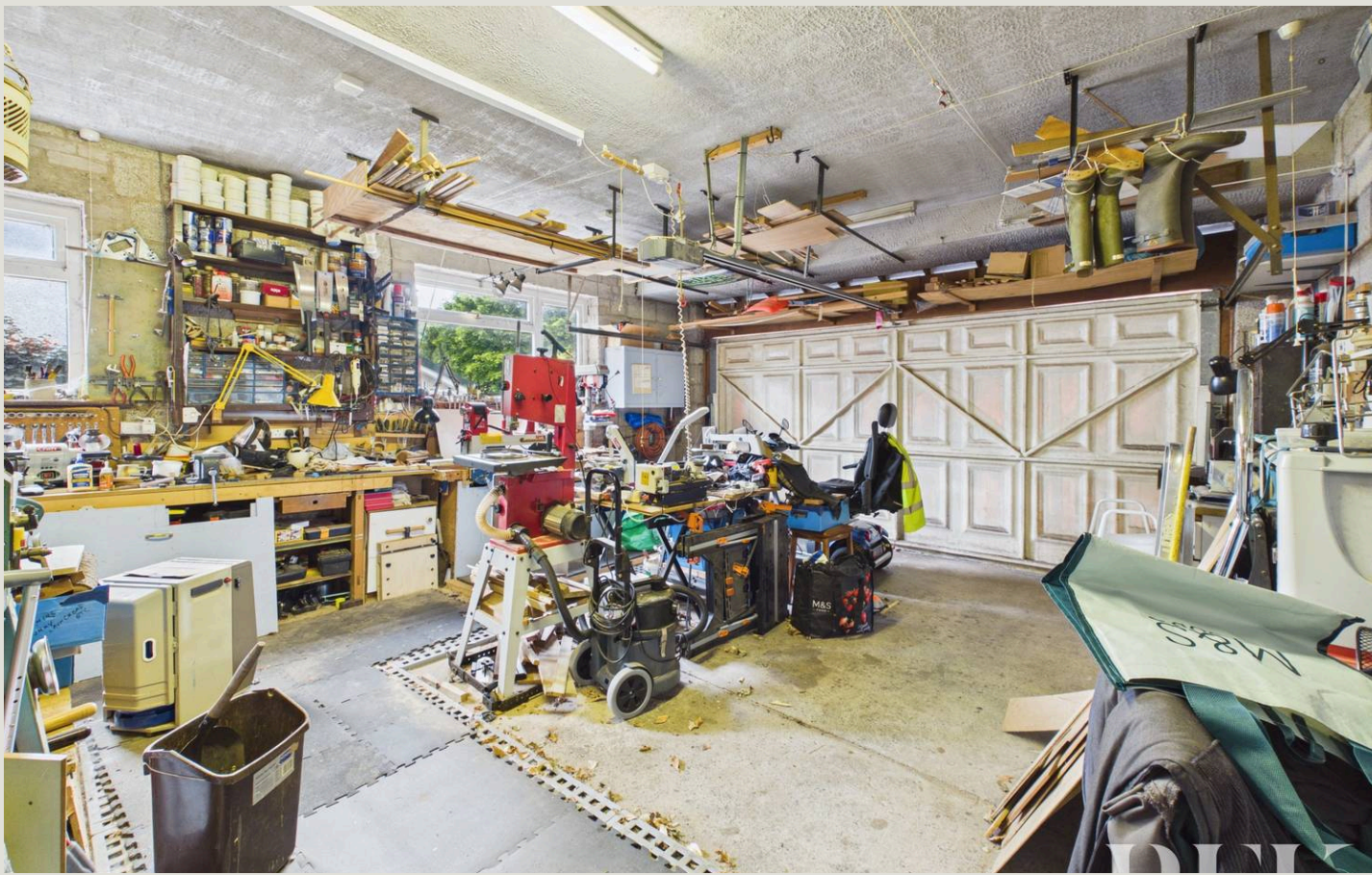
**Garage**

17' 11" x 16' 6" (5.46m x 5.02m)

**External**

To the front of the property is a driveway with parking for multiple cars, along with a landscaped lawn with mature shrubs and trees for privacy. At the rear of the property is a large garden with patio seating area, two separate lawned areas and an array of plants, shrubs and trees.





## ADDITIONAL INFORMATION

### Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

### Services

Mains electricity, gas, water & drainage; gas central heating; 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.

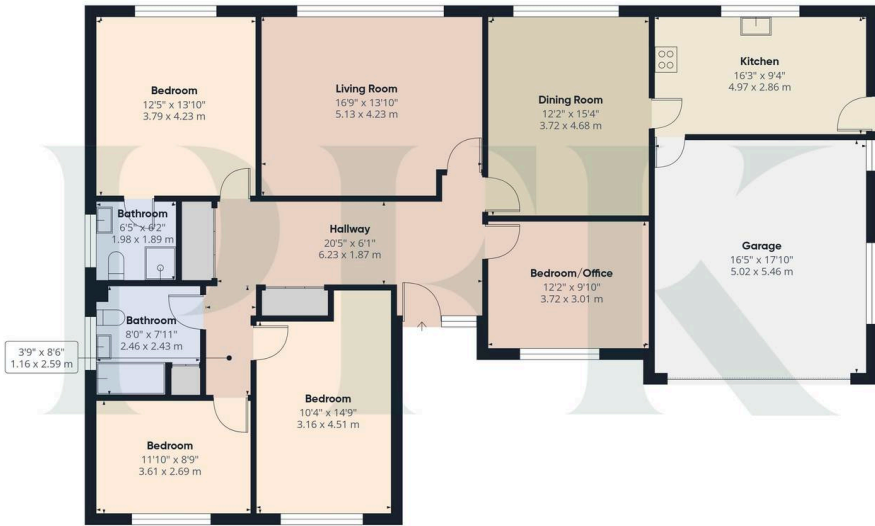
### Directions

The property can be located either by using the Postcode CA11 8RE or with What3Words: [slider.petrified.canoe](https://www.what3words.com/s/0242-9242-8888)





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Approximate total area<sup>(1)</sup>

1744 ft<sup>2</sup>  
162.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360





## PFK Estate Agents

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