



27 Croft Terrace, Penrith, CA11 7RU

Guide price £339,995



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# 27 Croft Terrace

Penrith, CA11 7RU

- Sought after location close to Beacon Edge
- 4 or 5 Bedroom property
- Ground floor study/bedroom with additional shower room
- No onward chain
- Just a short walk from Penrith town centre
- Fantastic layout suitable for multiple purposes
- All mains services connected
- Private driveway

27 Croft Terrace, Penrith, is a charming semi-detached house spanning an impressive 1,502 square feet. The property boasts a flexible layout that can accommodate either four or five bedrooms, making it ideal for families or those seeking extra space.

Upon entering, you will find two inviting reception rooms and a well-appointed kitchen. The property features two bathrooms. The enclosed rear garden provides a valuable outdoor space, perfect for enjoying sunny afternoons or hosting summer barbecues. With views over the green to the front and a private driveway the property offers a peaceful setting in a practical location.

Situated just off Beacon Edge, this property enjoys a private feel while still being a short walk from the vibrant town centre of Penrith. Here, you will find a variety of shops, cafes, and amenities, making it an ideal location.



## Entrance Hall

Providing a spacious entrance to the home the hall provides access to the Lounge, Kitchen and Study/Bedroom 5. Understairs cupboard.

## Kitchen

16'6" x 8'1" (5.05 x 2.47)

Found to the rear of the property with views over the garden. The modern kitchen is fitted with white cabinets, contrasting worktop and fitted appliances.

## Lounge

14'8" x 11'10" (4.48 x 3.63)

This welcoming sitting room features a fireplace and provides access to the front reception room and the conservatory.

## Reception Room

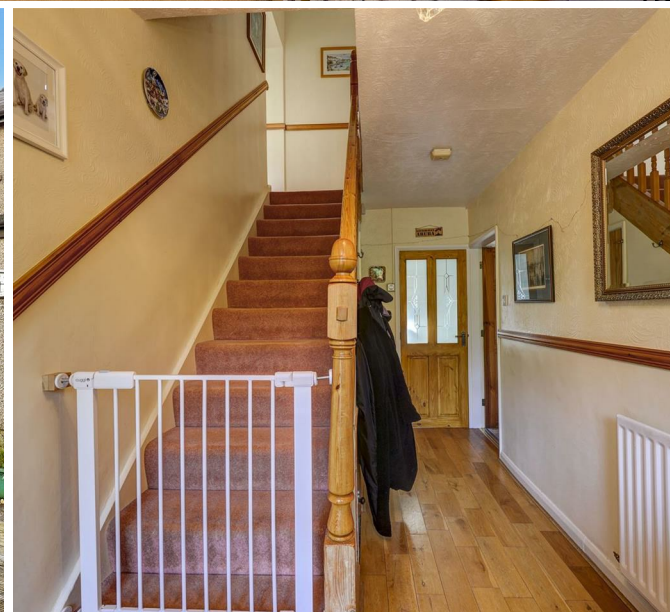
12'0" x 11'7" (3.66 x 3.54)

Another feature fireplace is the centre of this reception room which is accessed via the lounge through glazed doors. Benefitting from views over the green to the front of the property.

## Conservatory

13'8" x 10'2" (4.19 x 3.11)

To the rear of the property the large conservatory extends the living space and provides a connection from indoor to outdoor living.



#### Study/Bedroom 5

10'6" x 8'10" (3.21 x 2.70)

This flexible use room can provide a study, additional reception room or ground floor bedroom with the benefit of access to the shower room and large cupboard.

#### Shower Room

4'11" x 4'9" (1.51 x 1.46)

Shower room with corner shower, toilet and basin.

#### Bedroom 1

15'6" x 11'11" (4.74 x 3.64)

Large primary bedroom with built in wardrobes and bay window with views over the Lakeland Fells to the rear.

#### Bedroom 2

11'9" x 10'8" (3.59 x 3.26)

Double bedroom with views to the front over the green.

#### Bedroom 3

10'9" x 8'9" (3.30 x 2.67)

Double bedroom with built in cupboard and window to the green at the front.

#### Bedroom 4

8'7" x 7'8" (2.64 x 2.36)

Single bedroom, home office or craft room.

#### Bathroom

7'6" x 7'0" (2.30 x 2.15)

Bathroom with shower over bath, separate shower enclosure, basin and airing cupboard.

#### WC

Separate toilet room.

#### Outdoors

To the front of the property is a private drive and small front garden area, with access to the kitchen and rear garden via the side of the property. There is also a Podpoint 7kw EV Charger by the front door. To the rear of the property, the garden is mainly laid with decking, providing a large space for socialising and currently home of the covered hot tub. Beyond the decking is a stone chip area currently housing the garden shed.

#### Services

Mains gas, electric, water and drainage.

#### 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:

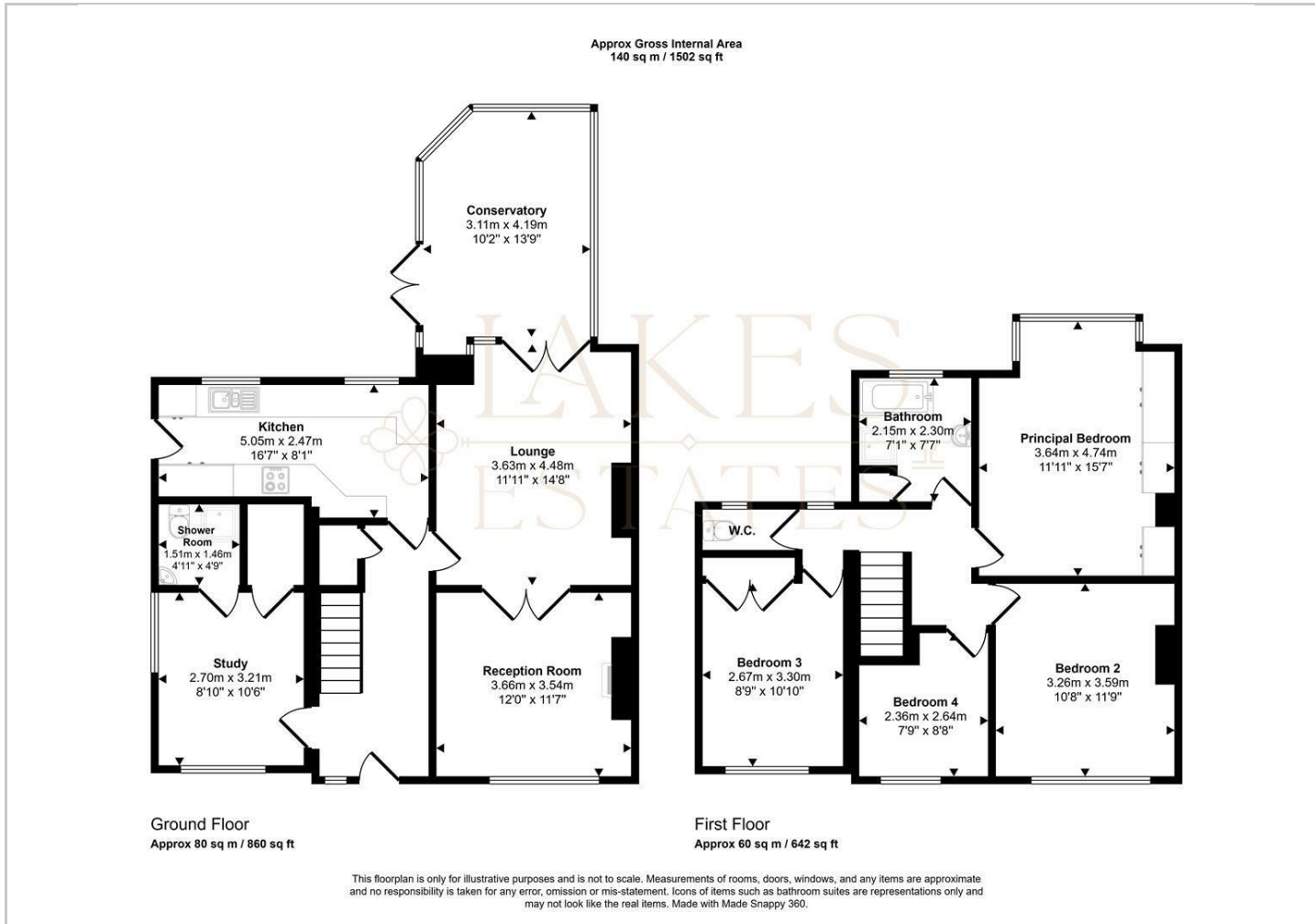
Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

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



## Floor Plans



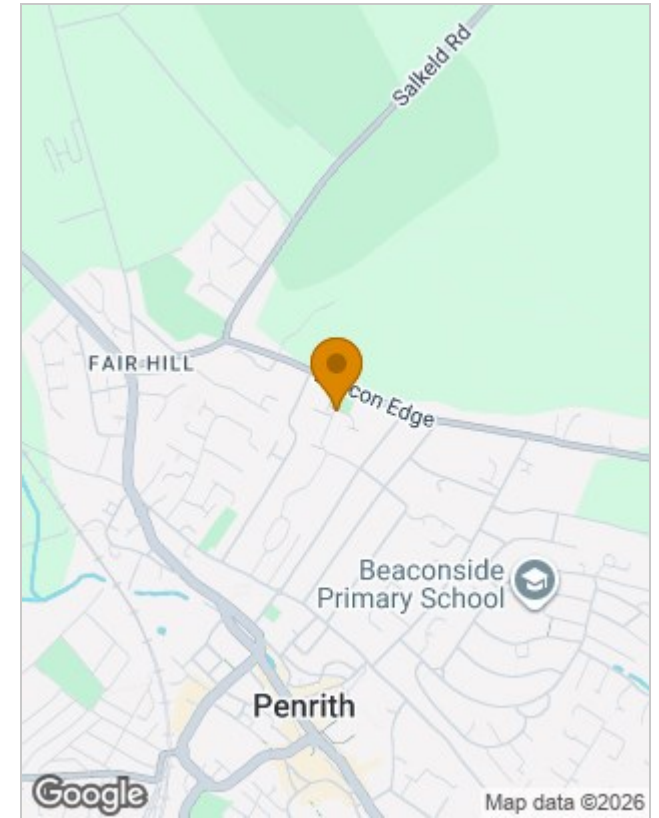
## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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Penrith,  
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## Location Map



## Energy Performance Graph

