



9 Aspen Gardens, Penrith, CA11 8UL.  
Guide Price £395,000

PFK

## 9 Aspen Gardens

This four bedroom, two bathroom detached house offers a blend of modern style and comfortable family living and is situated at the head of the drive with no through route. The welcoming entrance hallway provides a ground floor WC and leads to lounge and dining areas as well as the kitchen. Both reception rooms are enhanced by large windows and double doors in the main living area create a seamless flow into the dining room which provides direct access to the rear garden, perfect for relaxing or entertaining guests.

The heart of the home is the contemporary open plan fitted kitchen with integrated appliances which leads into a dining/utility room providing access to the integral garage and door onto the rear garden. Upstairs, the four bedrooms are thoughtfully designed for comfort and functionality with the master bedroom enjoying views across the fells. Each bedroom is of a good size and one room is currently used as an office/music room/library. The en suite bathroom and family bathrooms are both modern and maximise space and practicality.

Additional features include the integral garage with electric door, driveway providing off road parking. The front garden offers an ornamental cherry tree with curb appeal and a welcoming green space with no passing traffic, while the rear garden is perfect for alfresco dining with a terrace, pergola/seating areas and tiered stocked garden.



## 9 Aspen Gardens

This detached house is ideal for families or professionals seeking a versatile and well appointed home, offering generous living space.

Aspen Gardens is conveniently situated within a popular residential area of Penrith, offering easy access to the town centre and its excellent range of local shops, supermarkets, restaurants, public houses and cafes. Penrith also provides a choice of primary and secondary schools, a main line railway station and a wide range of sporting and leisure facilities. The M6 motorway is readily accessible at Junctions 40 and 41, making the area ideal for commuting, while the outstanding scenery and recreational opportunities of the Lake District National Park are close at hand.

- Council Tax band: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: D

### Directions

9 Aspen Gardens can be located using the postcode CA11 8UL or alternatively by using What3Words: ///wings.lure.snippets



## ACCOMMODATION

### Ground Floor

#### Hallway

7' 7" x 3' 5" (2.31m x 1.04m)

#### Ground Floor WC

6' 5" x 3' 4" (1.95m x 1.01m)

#### Living Room

16' 5" x 11' 4" (5.01m x 3.46m)

#### Dining Room

10' 6" x 8' 8" (3.19m x 2.65m)

#### Kitchen

10' 5" x 8' 7" (3.18m x 2.62m)

#### Utility Room

8' 2" x 9' 6" (2.50m x 2.89m)

#### Garage

21' 7" x 9' 9" (6.58m x 2.97m)

### First Floor

#### Bedroom 1

12' 6" x 10' 9" (3.82m x 3.28m)

#### En-suite Bathroom

5' 6" x 6' 11" (1.68m x 2.12m)

#### Bedroom 2

10' 5" x 10' 7" (3.18m x 3.22m)

#### Bathroom

6' 4" x 7' 0" (1.94m x 2.14m)

#### Bedroom 3

9' 4" x 9' 7" (2.85m x 2.92m)

#### Bedroom 4

12' 10" x 9' 7" (3.90m x 2.93m)





**Front Garden:** Lawned garden area with ornamental cherry tree and stocked borders.

**Rear Garden:** Terraced area ideal for al fresco dining and providing a pergola with additional seating and tiered/stocked garden.

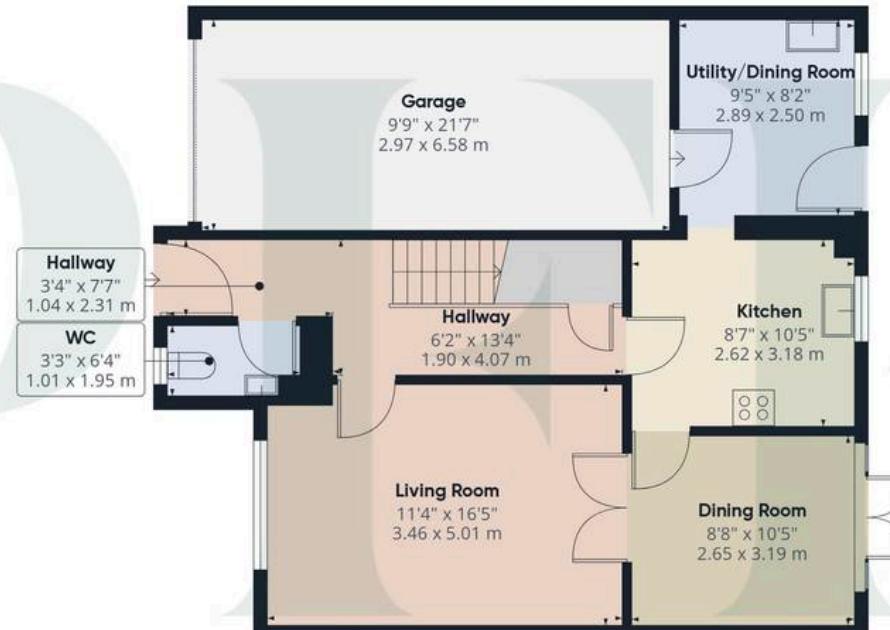
**Driveway:** Providing parking and access to:

#### Garage

**Services:** Mains water, drainage, electricity and gas heating. 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.



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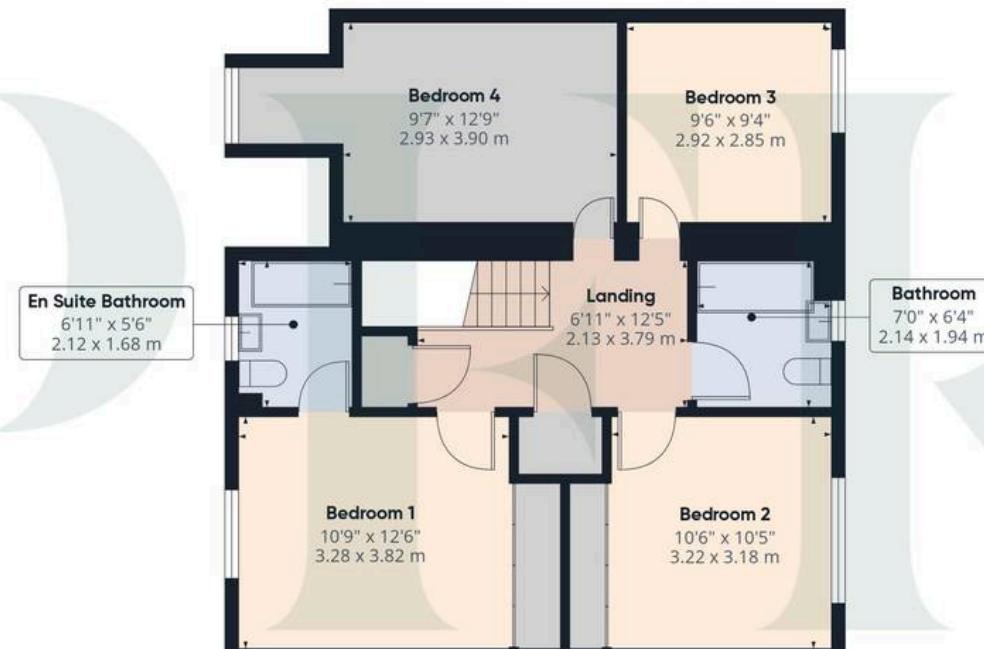


Approximate total area<sup>(1)</sup>

1468 ft<sup>2</sup>  
136.3 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		82
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## PFK Estate Agents

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