

22 Cedar Close, Penrith, CA11 8TJ

Guide Price £260,000

PFK

22 Cedar Close

The Property:

Welcome to this bright and inviting three-bedroom, one-bathroom semi-detached house. The open plan dining area connects seamlessly to a cosy living room through an archway, both spaces benefiting from plenty of natural light. The kitchen features integrated appliances, ample counter space, and a large window bringing in lots of natural light, there are two double bedrooms offering built-in storage and a third single bedroom. The hallway currently has a stairlift that enhances accessibility and links the main living areas, making the layout highly functional for everyday living.

Additional features include a single garage and offroad parking via a paved driveway, offering great convenience for families or those with multiple vehicles. The front garden is low maintenance, with gravel for easy upkeep, and to the rear a spacious patio, perfect for outdoor seating or entertaining, and a lawned garden. The dedicated home office space is bathed in natural light, making remote working a pleasure. With radiator heating throughout and a thoughtful layout, this home combines comfort, practicality, and flexibility for modern living.













22 Cedar Close

Location & Directions:

Located within the desirable Carleton 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.

Directions

The property can be located by using What3Words - ///regarding.sometime.structure or via the Post Code CA11 8TJ A For Sale board has also been erected for identifying purposes.

- **3 Bedroom Semi Detached House**
- **No Onward Chain**
- **2 Reception Rooms**
- **Garage & Driveway Parking**
- **Spacious Patio & Garden**
- **EPC rating D**
- **Tenure: Freehold**
- **Council Tax: Band C**

ACCOMMODATION

Entrance Hall
4' 9" x 4' 8" (1.44m x 1.41m)

Living Room
13' 3" x 13' 0" (4.03m x 3.97m)

Dining Room
9' 10" x 8' 0" (3.00m x 2.43m)

Kitchen
9' 8" x 8' 3" (2.95m x 2.52m)

FIRST FLOOR LANDING
10' 2" x 3' 1" (3.11m x 0.95m)

Bedroom 1
10' 0" x 8' 10" (3.04m x 2.69m)

Bedroom 2
9' 10" x 9' 1" (2.99m x 2.76m)

Bathroom
6' 6" x 5' 7" (1.98m x 1.70m)

Bedroom 3
7' 5" x 6' 7" (2.27m x 2.01m)

Garage
16' 6" x 8' 2" (5.03m x 2.48m)

EXTERNALLY

Garden

The spacious rear garden features a lawn, paved pathways, gravelled areas and a raised patio, offering plenty of space for outdoor seating and entertaining.

Driveway

2 Parking Spaces

Driveway Parking & Single Garage.

















Floor 0

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Approximate total area[1]

511 ft²

47.4 m²

(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.

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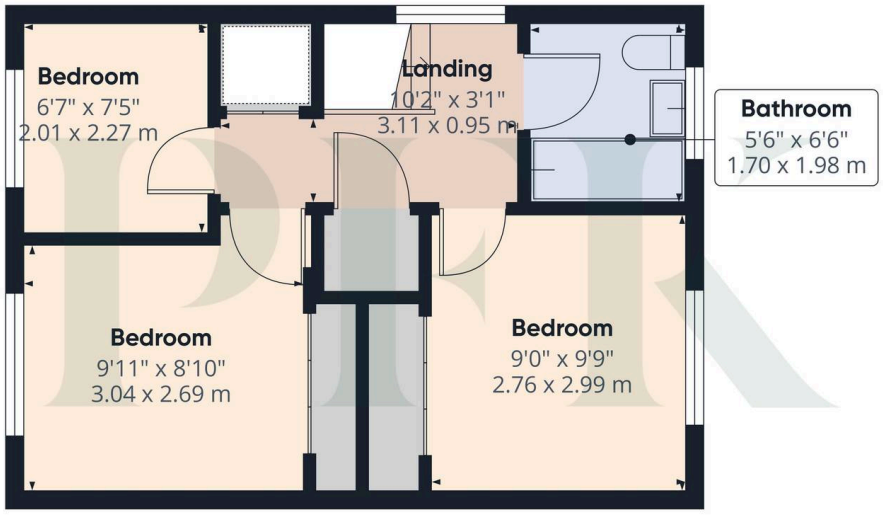

Floor 1

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Approximate total area[1]

341 ft²

31.7 m²

(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.

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ADDITIONAL INFORMATION

Services
Mains electricity, 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

Referral Fee Disclosure
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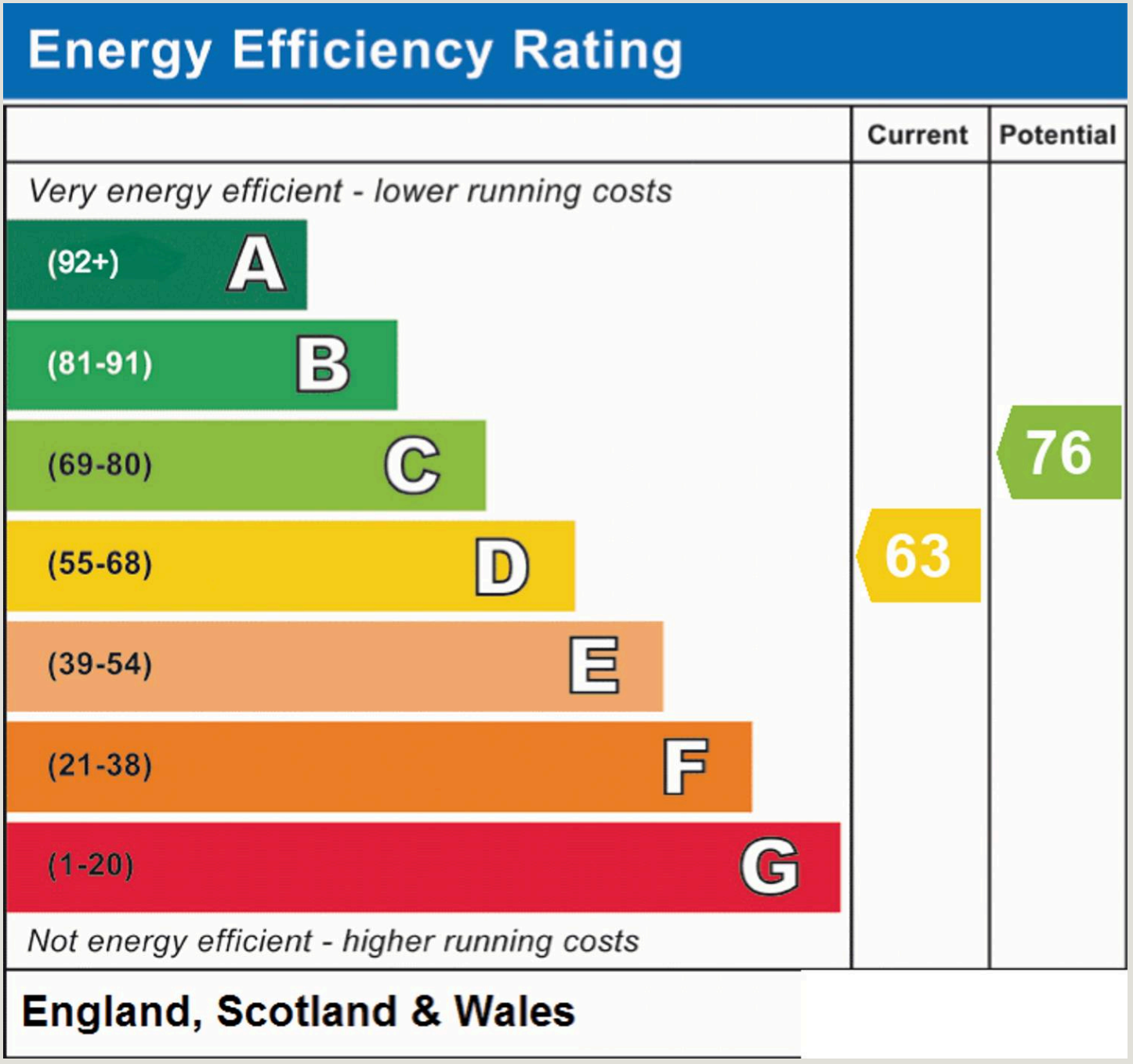



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