



48 Crocus Avenue, Penrith, CA11 8FE

Offers over £410,000





# 48 Crocus Avenue

Penrith, CA11 8FE

- Immaculately presented five bedroom detached home
- Large principal suite to the top floor with ensuite bathroom and fitted wardrobes
- Beautifully maintained enclosed walled rear garden
- Close to amenities and transport links
- Spacious and flexible accommodation over three floors
- Detached double garage and off road parking for two cars
- Desirable location
- No onward chain

Welcome to 48 Crocus Avenue, an immaculately presented home in the popular Woodberry Heights development in the area of Carleton in Penrith. This home effortlessly combines flexibility and space with stylish design and finish and is spread over three floors. It briefly comprises of; an entrance hall, lounge, playroom/snug, kitchen and dining area and w.c. to the ground floor. Four bedrooms, Jack and Jill ensuite shower room and family bathroom to the first floor and a stunning principal suite to the second floor with fitted wardrobes and access to its own ensuite. Outside there is an enclosed walled rear garden which has been beautifully maintained with well established plants and flowers, double garage and driveway for two cars.

It is well located, with Penrith being a popular market town with a wide range of amenities and excellent transport links through the M6, A66, A6 and the main West coast railway line. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

## Directions

From the centre of Penrith, head South on King Street and fork left at the traffic lights into Roper Street which becomes Carleton Road. drive to the top of the hill and at the T-junction, turn left on the A686. Take the next left in to Carleton Hill Road, left in to Primrose Drive and then right to Crocus Avenue. Follow Crocus Avenue round to the left and up the hill, the property is on your right just before Lily Drive.

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### Ground Floor:

#### Lounge

11'10" x 14'6" (3.62 x 4.44)

The lounge has a uPVC bay window to the front aspect, fitted units, herringbone tiled flooring, a radiator and a TV/satellite point and a telephone point.

#### Study/Playroom

9'10" x 8'10" (3.01 x 2.71)

The downstairs study is currently utilised as a playroom and is a bright and functional space which could also be a second reception room or snug. It has herringbone tiled flooring, a uPVC double glazed bay window, radiator and tv point.

#### Dining Room

9'8" x 15'6" (2.96 x 4.73)

The dining area forms part of the kitchen and is an excellent space with beautiful herringbone tiled flooring, uPVC double glazed windows looking out over the rear garden and uPVC double glazed doors leading out to the patio and enclosed rear garden.

#### Kitchen

17'6" x 9'6" (5.35 x 2.91)

The kitchen is fitted with a range of gloss units and a quartz work surface incorporating a 1 1/2 bowl single drainer sink and mixer tap, built in eye level electric double oven, a 5 ring gas hob with a stainless steel extractor hood above and integral fridge freezer, dishwasher and washing machine, tiled herringbone flooring and uPVC double glazed doors between the kitchen and dining area leading out to the patio and enclosed rear garden.

#### Entrance Hall

The entrance hall is accessed through a composite security door, it has herringbone tiled flooring, a radiator and allows access to the lounge, playroom, w.c., kitchen and dining area and the stairs up to the first floor.

#### W.C.

The downstairs w.c. is fitted with a white toilet and wash hand basin, herringbone tiled floor, radiator and extractor fan.

### First Floor:

#### Bedroom Two

10'2" x 14'7" (3.11 x 4.45)

Bedroom two is a comfortable double bedroom and is rear aspect with a uPVC double glazed window, there is a fitted carpet, radiator and access to the Jack and Jill ensuite shower room.



#### Jack & Jill Shower Room 6'8" x 7'4" (2.05 x 2.25)

The Jack and Jill ensuite shower room is accessed by bedrooms two and three and is fitted with a toilet, wash basin and a large shower enclosure, tiled to two sides with an electric shower, the floor is tiled, the walls are part tiled, there is a chrome heated towel rail, extractor fan and a uPVC double glazed window.

#### Bedroom Three 10'0" x 11'5" (3.06 x 3.49)

Bedroom three is another comfortable double bedroom with a rear aspect and uPVC double glazed window, there is fitted carpet, radiator, fitted carpet and access to the Jack and Jill ensuite shower room.

#### Bedroom Four 8'11" x 9'8" (2.72 x 2.97)

Bedroom four is currently utilised as a home office, it has fitted carpet, a single radiator and a uPVC double glazed window to the front aspect.

#### Bedroom Five 8'11" x 9'10" (2.73 x 3.01)

Bedroom five is currently utilised as a playroom, it has fitted carpet, a single radiator and a uPVC double glazed window to the front aspect.

#### Family Bathroom 8'10" x 6'3" (2.71 x 1.93)

The family bathroom is fitted with a contemporary white bath with shower above, toilet and wash basin, the floor is tiled and the walls are part tiled, there is a chrome heated towel rail, an extractor fan and a uPVC double glazed window.

#### Second Floor:

#### Principal Bedroom 25'10" x 17'7" (7.88 x 5.36)

The principal bedroom is a stunning space, the ceiling is partly sloped with double glazed windows to the front and a double glazed Velux window to the rear. To one end of the room are built in wardrobes, fitted carpet, two radiators, a TV aerial point, storage cupboard and access to its own ensuite.

#### Ensuite Bathroom 10'2" x 7'2" (3.12 x 2.19)

The principal ensuite is fitted with a contemporary white toilet, was basin and bath and separate shower enclosure, tiled to two sides with a mains shower, tiled floor, part tiled walls, chrome heated towel rail and extractor fan. The ceiling is part sloped with a double glazed Velux window.

#### Outside

To the front of the property there is a paved pathway to the front door with a low brick wall around. The side of the property has been beautifully maintained with plants leading towards the rear of the property where there is a driveway offering off road parking for two cars, an EV charging point and access to the double garage. The enclosed walled rear garden can be accessed via a side gate from the driveway, door from within the garage or down the side passageway from the front of the property. The rear garden is mostly laid to lawn, with a number of well established plants along the edges, there is a paved patio area with pergola and lighting above and a paved path up to the garage side door.

Just a three-minute walk away from the property is Cold Springs Community Nature Reserve, ideal for observing nature and enjoying leisurely walks.

#### Garage 19'5" x 19'3" (5.94 x 5.88)

The double garage is a generous size and is accessed via two garage doors or from a side door from the rear garden.

#### Services

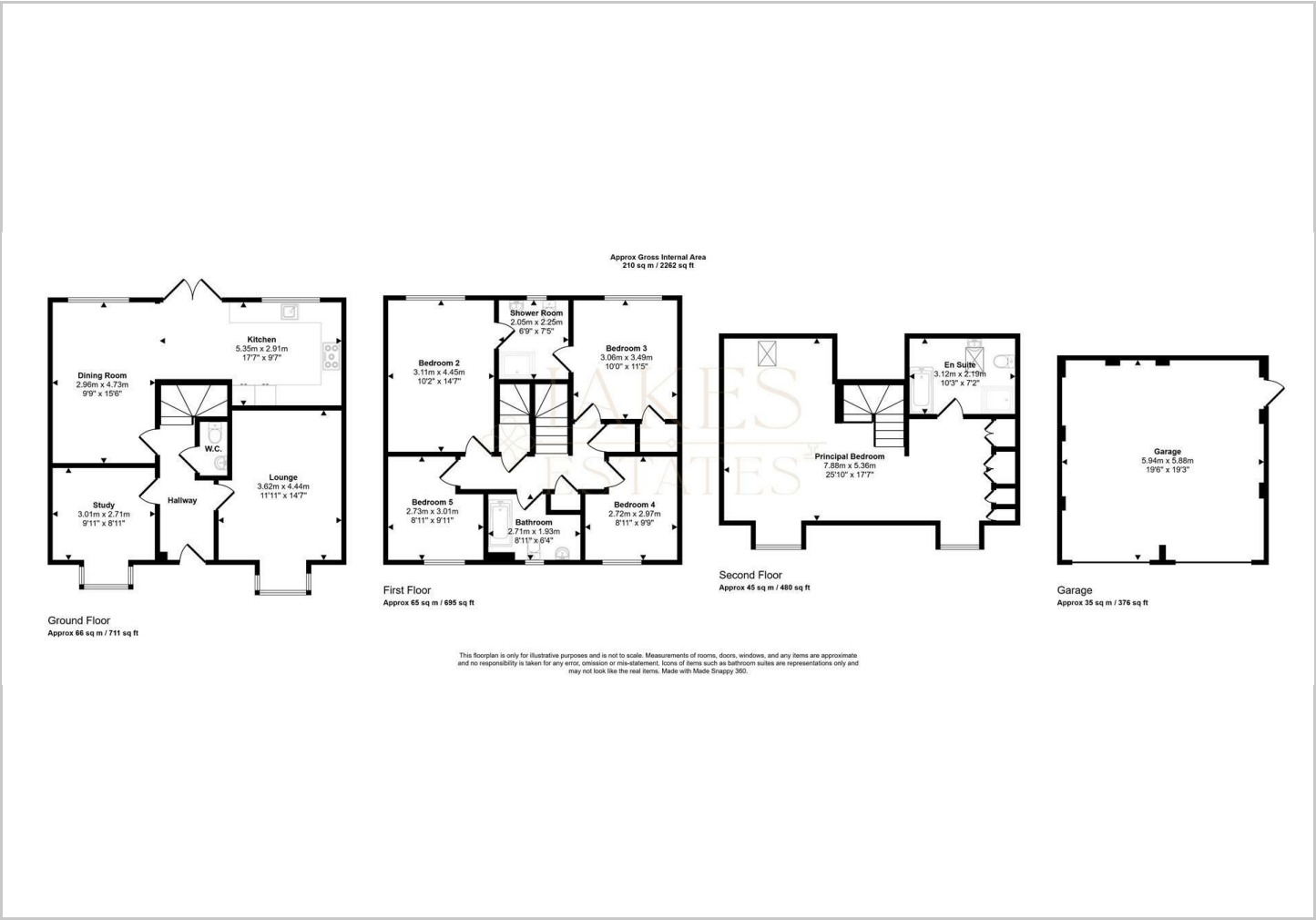
The property is serviced by mains water, drainage, gas and electricity.

#### 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.



Floor Plans



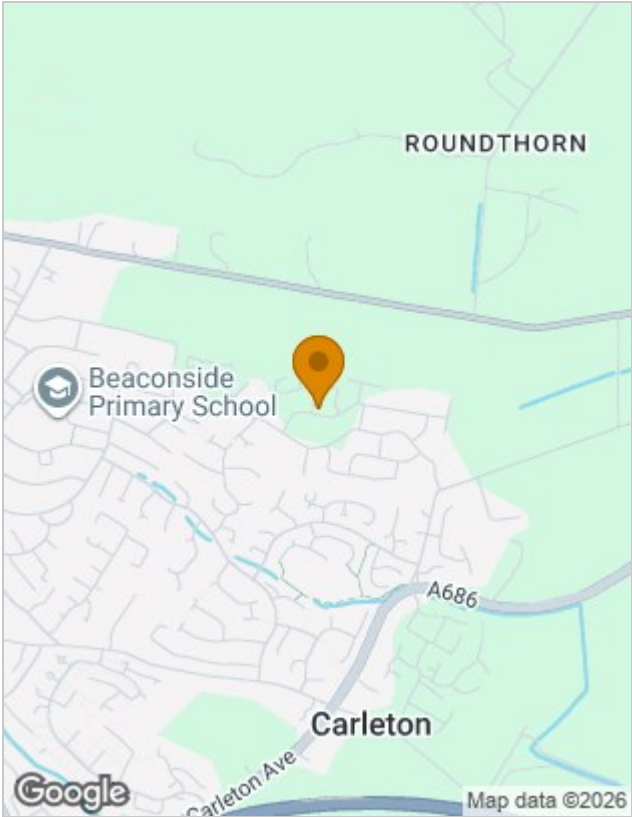
Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Penrith,  
Tel: 01768 639300 Email: [office@lakesestates.co.uk](mailto:office@lakesestates.co.uk) <https://www.lakesestates.co.uk>

Location Map



Energy Performance Graph

