



2 Clifton Hill Gardens, Clifton – CA10 2FE

Guide Price **£385,000**

PFK

2 Clifton Hill Gardens

Clifton, Penrith

A Spacious Four-Bedroom Detached Home in a Quiet, Private Setting

Set along a quiet road within a popular residential estate, this substantial and attractive four-bedroom detached residence offers the perfect blend of convenience and privacy. Well-presented throughout and offering versatile family accommodation, the property enjoys generous interiors, an integrated garage, and superb gardens—making it an appealing choice for a wide range of buyers.

A welcoming L-shaped hallway provides access to the integrated garage, living room, WC, and the impressive kitchen/dining room, the latter entered through double part-glazed doors. The front-aspect living room is a beautifully appointed space, featuring a gas fire within a contemporary surround.

The spacious kitchen/dining room is ideal for modern family living, fitted with a range of wall and base units and integrated appliances including a dishwasher, four-burner gas hob, extractor fan, and eye-level double oven. There is ample space for a large fridge/freezer, and the wall-mounted boiler is neatly concealed within a unit. A stainless-steel 1.5 sink sits beneath the rear window, while the dining area enjoys patio doors that open directly onto the rear garden—perfect for everyday living and entertaining. Before ascending the stairs, a door leads to the WC, which also provides access to a superb understairs storage cupboard.



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The first-floor landing is spacious and leads to the airing cupboard, four bedrooms, and the family bathroom. Three of the bedrooms are comfortable doubles, with the fourth currently used as an ideal office space. The principal bedroom, positioned to the front, benefits from its own generously sized shower ensuite. The family bathroom features a four-piece suite including bath, separate shower cubicle, WC, and basin.

Externally, the property enjoys a low-maintenance frontage with driveway parking for two vehicles. To the rear, the extensive garden is a true highlight. A large upper patio offers an excellent space for alfresco dining and takes in delightful views, with steps leading down to a generous lawn bordered by established trees and shrubs. A decked area sits at the far end of the garden, providing an additional spot to relax or entertain.

Well-presented both inside and out, this ready-to-move-into home is superbly located within the well-served village of Clifton and offers flexible accommodation suited to families, professionals, and those seeking a peaceful yet convenient setting.





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Clifton, Penrith

Clifton is a picturesque village near Penrith in Cumbria, UK, offering a peaceful rural lifestyle with stunning views of the Pennines. The village is home to a traditional pub, providing a welcoming spot for locals and visitors alike, and a well-regarded primary school, making it an ideal location for families. With its historic stone buildings and tranquil atmosphere, Clifton combines the charm of village life with easy access to the amenities of Penrith, while the surrounding countryside offers beautiful landscapes for outdoor enthusiasts to enjoy.

- Wonderful 4 bed-detached residence
- Well-presented throughout
- Very generous garden over two levels
- Integrated garage and driveway parking
- Flexible and spacious accommodation
- Desirable village location
- Attractive views
- Tenure - Freehold
- Council Tax Band - D
- EPC Rating - TBC



ACCOMMODATION

GROUND FLOOR

Hallway

Living Room

15' 11" x 11' 8" (4.85m x 3.56m)

Kitchen / Dining

9' 10" x 24' 8" (2.99m x 7.52m)

WC

2' 10" x 6' 9" (0.86m x 2.07m)

Garage

17' 2" x 8' 2" (5.22m x 2.50m)

FIRST FLOOR

Landing

7' 2" x 7' 9" (2.18m x 2.36m)

Bathroom

6' 7" x 9' 1" (2.00m x 2.76m)

Bedroom 1

16' 1" x 11' 10" (4.90m x 3.60m)

Ensuite

5' 1" x 4' 10" (1.54m x 1.47m)

Bedroom 2

12' 5" x 8' 11" (3.79m x 2.73m)

Bedroom 3

10' 1" x 8' 8" (3.07m x 2.63m)

Bedroom 4 / Office

10' 0" x 6' 3" (3.05m x 1.91m)

EXTERNAL

Rear Garden – Attractive rear garden over two levels, with a large patio and generous lawn with decked area.

Parking – Driveway – 2 Parking Spaces



ADDITIONAL INFORMATION

Services

Mains electricity, gas, water and drainage. Double Glazed windows 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

Management Charges

There is a yearly management charge payable. We understand that the management charge/fee for 2025/2026 was £157.

Referrals & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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Floor 0

Approximate total area⁽¹⁾
1321 ft²
122.7 m²



Floor 1

(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.

DRAFT 360



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