



99 Primrose Drive, Penrith, CA11 8FD

£279,950

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99 Primrose Drive

Penrith, CA11 8FD

- Impeccably presented semi detached family home
- 3 double bedrooms, en-suite shower room and family bathroom
- Living room, kitchen diner, utility room and W.C.
- Close to Penrith town centre and local amenities
- Enclosed rear garden with a southerly aspect
- Off road parking space and detached garage
- Tenure - Freehold. Council Tax Band - C. EPC - B

99 Primrose Drive is found in the popular Carleton area on the edge of Penrith, this is an efficient and impeccably kept, modern semi detached family home with smart and stylish accommodation comprising; Entrance Hall, living room, kitchen diner, utility room, W.C., three double bedrooms, one with an en-suite shower room and a family bathroom.

Outside there is a paved forecourt garden, an enclosed and well maintained rear garden mainly laid to lawn with a southerly aspect giving direct sunlight, a patio area from the kitchen diner and side gate access to the off road parking with space for three cars and a detached garage.



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Lounge

12'9" x 12'0" (3.89 x 3.68)
A generously proportioned reception room featuring fitted carpet, a large single radiator, and uPVC double-glazed window to the front aspect. Multiple TV and telephone points (both wall-mounted and floor-level) provide flexible connectivity options.

Kitchen Diner

17'10" x 8'11" (5.46 x 2.73)
The kitchen area is spacious and bright with fitted with grey finish fronted units and a marble effect worksurface and breakfast bar. The kitchen also benefits from a number of upgrades from the current owners and includes a one and a half bowl single drainer sink and mixer tap, built-in pyrolytic electric oven and induction hob with glass splashback and extractor hood, integrated dishwasher and space for a fridge freezer. The ceiling has recessed downlights, as well as there being under lighting underneath the cupboards and plinth lights and the flooring is tiled. There is a large double radiator, a wall point for a TV mount and a uPVC double glazed window and patio doors face onto the rear garden as well as a door allowing access to the utility room.

Entrance Hallway

Through a composite security door to the entrance hall with stairs leading to the first floor, there is a double radiator, the flooring is carpeted and access leading to the kitchen diner, storage cupboard, lounge and W.C.

W.C.

Convenient ground floor cloakroom with W.C., wash basin, radiator, and practical tiled flooring and splashback.

Utility

7'3" x 5'1" (2.23 x 1.57)
The utility is well-appointed and features comprehensive laundry facilities with washing machine plumbing and dedicated dryer space, complemented by fitted units topped with marble-effect worktops. Storage is maximized through thoughtfully designed cupboard units, one of which discretely houses the property's boiler. The room boasts an upgraded sink complete with integrated draining board and contemporary mixer tap, enhanced by attractive tiled splashbacks and sophisticated plinth lighting. Direct driveway access via the external door adds convenience.

Principal Bedroom

11'10" x 10'7" (3.63 x 3.23)
A comfortable double bedroom with built-in wardrobe offering both hanging and shelf storage. Features include a TV aerial point, single radiator, uPVC double-glazed window to the front aspect, and direct access to the ensuite shower room.

Principal Ensuite

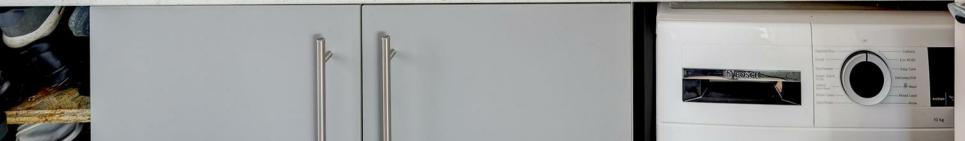
5'9" x 5'10" (1.76 x 1.79)
Modern ensuite bathroom fitted with W.C., wash basin, and corner shower enclosure featuring rain shower head and tiling to two walls. Antique-style flooring complements the heated towel rail, extractor fan, and uPVC double-glazed window to the front.

Bedroom Two

9'3" x 9'6" (2.83 x 2.90)
Well-proportioned double bedroom with single radiator and uPVC double-glazed window overlooking the rear garden.

Bedroom Three

8'9" x 9'6" (2.67 x 2.90)
Another comfortable double bedroom featuring single radiator and uPVC double-glazed window with rear aspect views.



Bathroom

5'7" x 6'9" (1.71 x 2.06)
The family bathroom is fitted with a three-piece suite comprising W.C., wash basin, and square-ended bath. Part-tiled walls and antique-style flooring create an attractive finish, complemented by a heated towel rail, extractor fan, and uPVC double-glazed side window.

Landing

The landing provides access to all three bedrooms and family bathroom, and features a built-in linen cupboard with shelving and ceiling access to the loft space.

Outside

The property benefits from a paved front forecourt garden and an enclosed, well-maintained rear garden with southerly aspect ensuring excellent natural light throughout the day. The rear garden is predominantly lawn with a patio area accessible from the kitchen diner. Additional features include: Side gate access to off-road parking for three cars, detached garage with up-and-over door and upgraded electrical supply (10mm cable suitable for hot tub installation), external power socket and outside tap.

19'6" x 9'8" (5.95 x 2.97)

Garage

The garage is detached with an up-and-over door and upgraded electrical supply (10mm cable suitable for hot tub installation)

Services

The property is connected to mains electricity, water, and drainage, with gas central heating via a modern condensing boiler. Features include uPVC double glazing throughout, dual-zone heating system, and modern insulation contributing to an impressive EPC rating of B.

Location

Penrith is a thriving market town renowned for its excellent transport connections, including the M6, A66, A6, and the main West Coast railway line. The town offers comprehensive amenities with infant, junior, and secondary schools, five supermarkets, and an impressive selection of both independent and national retailers.

Leisure facilities are abundant, featuring a modern leisure centre with swimming pool, climbing wall, indoor bowling, badminton courts, and fitness suite. The town also boasts golf, rugby, and cricket clubs, a cinema, and the popular Penrith Playhouse for entertainment.

Known as the "Gateway to the North Lakes," Penrith enjoys an enviable position with easy access to Ullswater and the surrounding fells, providing exceptional opportunities for outdoor recreation and enjoying the natural beauty of the Lake District.

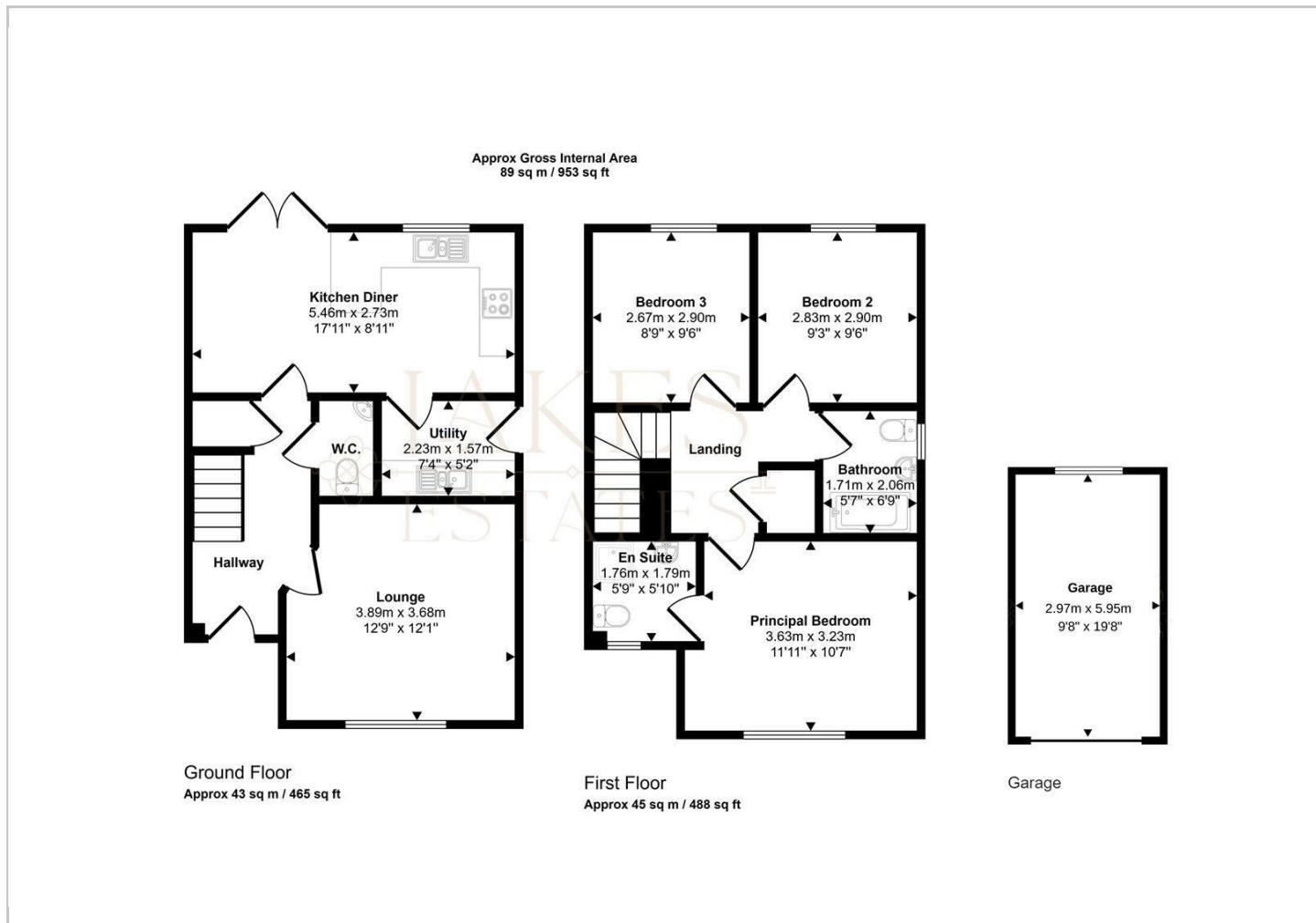
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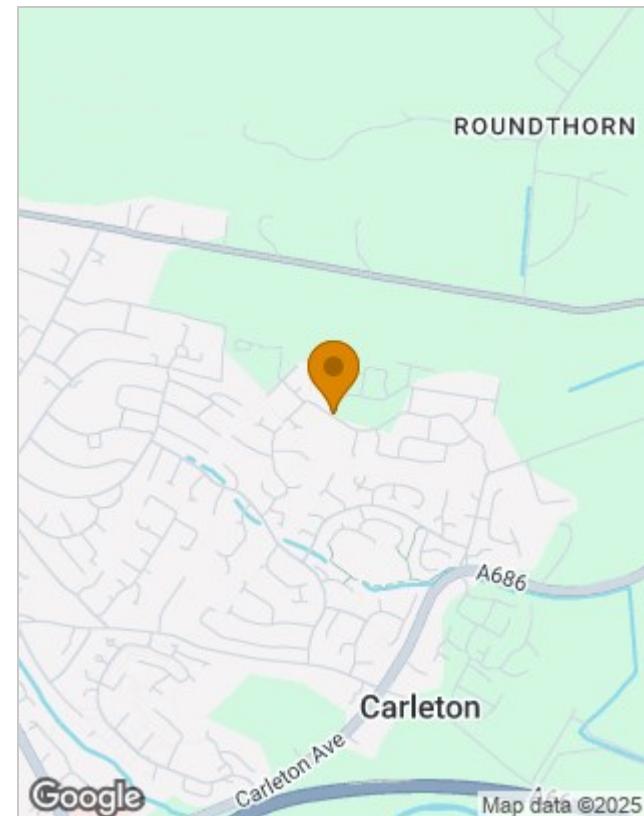


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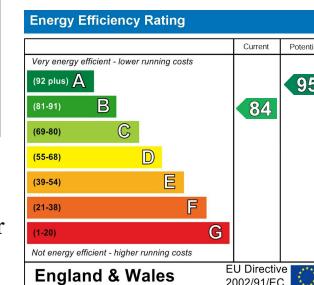
Floor Plans



Location Map



Energy Performance Graph



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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