



Balwmacara | Newton Reigny | Penrith | CA11 0AY

Guide Price £375,000



DAVID BRITTON
ESTATES



Key Features

- Around 1800 sq.ft of living space
- Immaculately presented & recently decorated throughout by the current owners
- 3 reception rooms; 2 with French Doors to the garden
- Dining Kitchen with adjoining utility room
- 4 bedrooms; master with ensuite shower room and walk in wardrobe
- Gardens to front, side and rear
- Detached garage/workshop with further development potential (STP)
- Off road parking for 4/5 vehicles
- Wonderful countryside views
- Close to M6, Penrith and Carlisle

Summary

Spacious, contemporary and twice extended four-bedroom semi-detached family home offering generous living and lovely countryside views, set within a popular village location conveniently close to Penrith. This wonderful home is immaculately presented and recently decorated throughout by the current owners.





Floor plans



COUNCIL TAX BAND - Westmorland & FurnessC

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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