



8 Leith Close | Cliburn | Penrith | CA10 3AJ

£340,000



**david britton**  
ESTATES

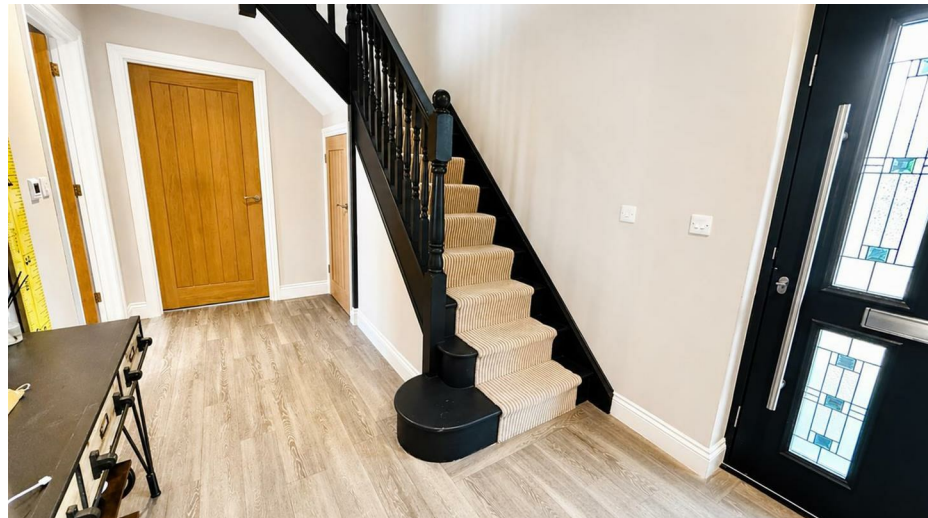


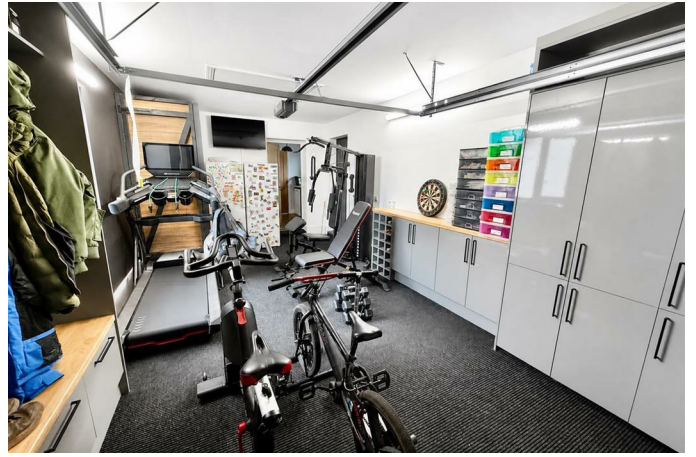
## Key Features

- \* Recently built three-bedroom semi-detached home in Cliburn.
- \* Spacious open-plan living and dining area.
- \* Separate utility room and ground floor cloakroom.
- \* Excellent storage throughout the property.
- \* Master bedroom with en-suite shower room.
- \* Built-in storage to additional bedrooms.
- \* Modern family bathroom.
- \* Part-converted garage offering flexible use.
- \* Low-maintenance rear garden and off-road parking.
- \* Easy access to Penrith, the M6, rail links and surrounding countryside.

## Summary

Village life rarely comes packaged quite this neatly. Set within the peaceful community of Cliburn, this recently built three-bedroom semi-detached home offers a rare combination of contemporary design and genuine family practicality — the kind of property that simply works well for the people who live in it.



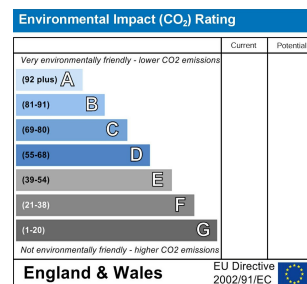
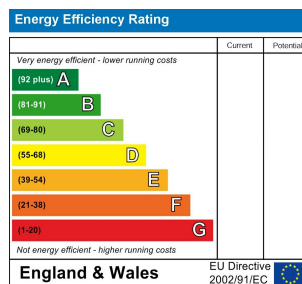


# Floor plans

COUNCIL TAX BAND - B

## 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.



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