



22 Park Road, Penrith, CA11 0UF

£250,000





22 Park Road

Penrith, CA11 0UF

- Three bedroom semi detached home
- Popular village location with excellent amenities
- Immaculately presented
- Easy access to Lake District and M6
- The property has a Local Occupancy Restriction, please call for more details.
- Spacious living accommodation
- Kitchen/diner
- Off road parking
- Established front and rear gardens
- Viewing is highly recommended

Discover this delightful three-bedroom property perfectly positioned in the popular village of Greystoke, just six miles from Penrith and the M6.

The ground floor provides excellent living accommodation with a bright dual-aspect lounge featuring French doors to the rear patio, and a well-appointed open-plan kitchen diner with oak worktops and space for all essential appliances. Additional ground floor benefits include a practical utility room with garden access and a convenient downstairs WC. Upstairs, the accommodation comprises a spacious principal bedroom with fitted wardrobes and rear garden views, a versatile second double bedroom with fitted storage, and a third bedroom perfect for single occupancy or as a home office. The contemporary shower room completes the first-floor layout.

Outside, the property impresses with off-road parking for two cars, beautifully presented front gardens, and a predominantly lawned rear garden with established borders and dual patio areas for outdoor entertaining.

Located in a village renowned for its excellent amenities - including primary school, shop, pub, and heated outdoor swimming pool.



Lounge

11'5" x 17'8" (3.48 x 5.39)

A bright and airy dual-aspect lounge offering versatile living space. Natural light comes in through the double-glazed front window and French doors that open onto the rear patio, creating a seamless indoor-outdoor flow. The room features a designated space for an electric fire with attractive oak surround, complemented by fitted carpeting and efficient radiator heating.

Kitchen Diner

10'2" x 11'6" (3.10 x 3.53)

This welcoming open-plan kitchen diner combines functionality with style. Abundant natural light streams through two side-aspect double-glazed windows, illuminating the well-appointed kitchen featuring matching wall and base units topped with oak effect worktops. The space includes tiled splashbacks, a stainless steel sink with mixer tap, and spaces for a fridge freezer, dishwasher, and oven. The dining area offers convenient TV point and additional power outlets, while practical tile-effect flooring runs throughout. The room provides easy access to both the utility room and downstairs WC.



Utility

6'3" x 9'3" (1.91 x 2.84)

A practical and well-planned utility space featuring a rear garden-facing double-glazed window and convenient side door access to both garden and driveway. The room includes washing machine plumbing, generous storage cupboard space, and houses the property's boiler. Wood laminate flooring and radiator heating complete this functional space, which also provides access to the downstairs WC.

W.C.

Entrance Hall

An impressive entrance featuring a quality uPVC front door opening into a well-proportioned hallway. The space benefits from natural light through a side-aspect window and provides elegant access to the first-floor staircase, kitchen diner, and lounge. Attractive wood-effect flooring and radiator heating create a welcoming first impression.

Landing

A well-proportioned first-floor landing providing access to all three bedrooms and the shower room. Natural light enters through a front-aspect double-glazed window, while fitted carpeting adds comfort and warmth throughout.

Principal Bedroom

9'3" x 11'7" (2.82 x 3.55)

A generously proportioned master bedroom overlooking the tranquil rear garden through a double-glazed window. The room comfortably accommodates a double bed with bedside tables and features practical fitted wardrobes for ample storage. Fitted carpeting and radiator heating ensure year-round comfort.

Bedroom Two

11'6" x 8'7" (3.52 x 2.64)

A versatile double bedroom with rear garden views through its double-glazed window. The room easily fits a double bed and offers flexible space for wardrobes and bedside furniture. Thoughtful fitted storage above the bed maximizes space efficiency, while wood-effect flooring and radiator heating complete the comfortable accommodation.

Bedroom Three

8'5" x 8'11" (2.57 x 2.73)

A bright single bedroom featuring a front-aspect double-glazed window. This adaptable space comfortably accommodates a single bed and includes desk space, making it ideal for use as a home office or study. Fitted carpeting and radiator heating provide comfort and warmth.





Shower Room

4'9" x 5'8" (1.46 x 1.75)

A contemporary three-piece shower room featuring a fitted suite with WC, basin, and storage cupboard. The room is finished with practical tile-effect flooring, stylish paneled walls, and a heated towel rail. The centerpiece is a spacious shower enclosure.

Outside

The property boasts outdoor spaces both front and rear. The front features a paved driveway providing off-road parking for two vehicles, complemented by a beautifully maintained garden with established potted displays, decorative gravel, and attractive paving leading to the front door.

A paved pathway leads to the rear garden, which is predominantly laid to lawn with mature flower borders along the boundaries. The outdoor space includes a patio area also accessible from the lounge and an additional raised patio section beside the lawn, complete with space for garden storage.

Location

Situated in the highly sought-after village of Greystoke, this property enjoys an enviable position just six miles northwest of Penrith and Junction 40 of the M6, on the edge of the stunning Lake District National Park. The village offers excellent amenities including a primary school, shop/post office, traditional pub, church, village hall, and the unique attraction of a heated open-air swimming pool.

Services

The property is serviced by mains electricity, water, drainage and has oil fired central heating.

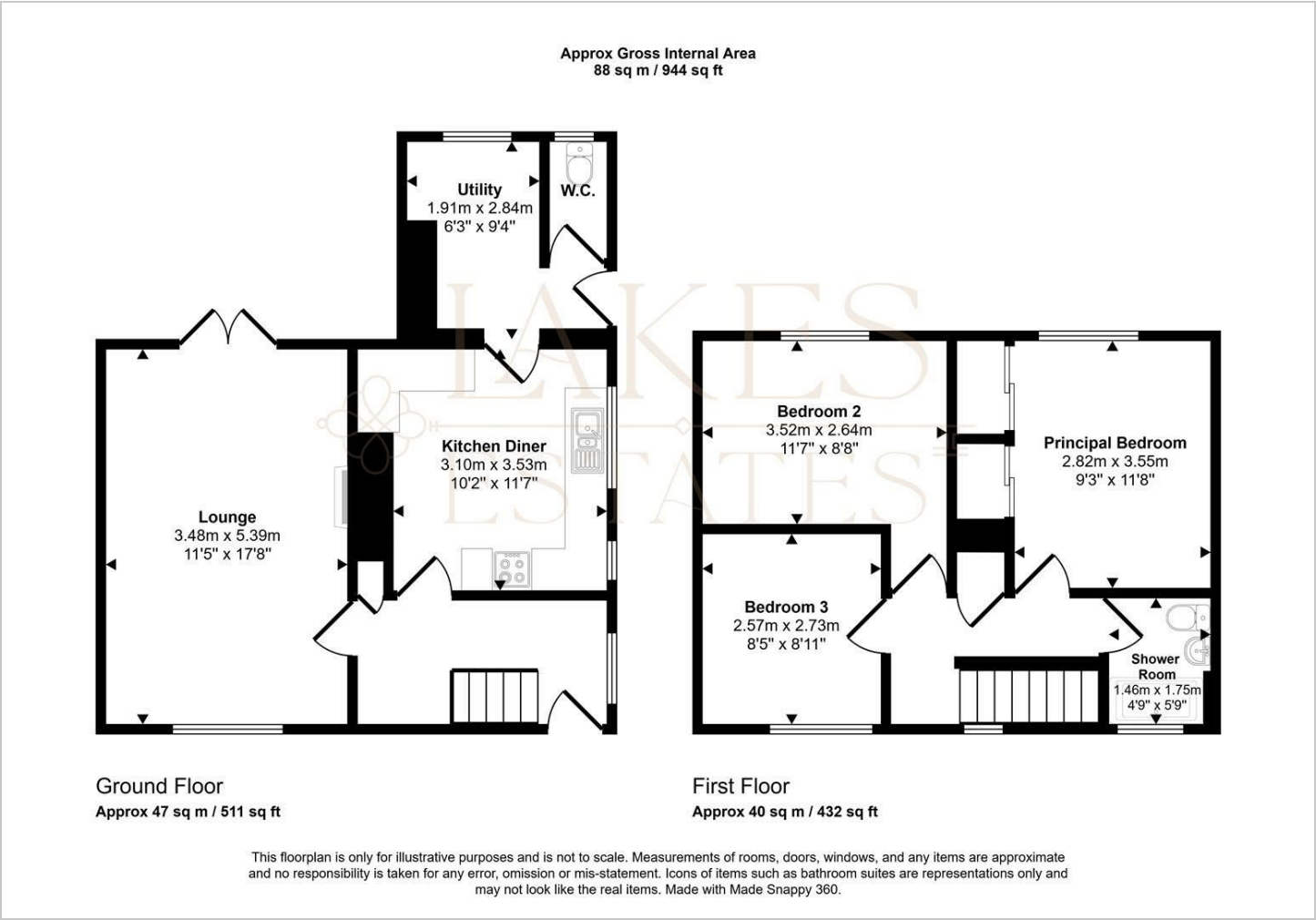
Additional Information

The property is subject to a Local Occupancy clause, please contact the office on 01768 639300 or office@lakesestates.co.uk for more information.

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 <https://www.lakesestates.co.uk>

Location Map



Energy Performance Graph

