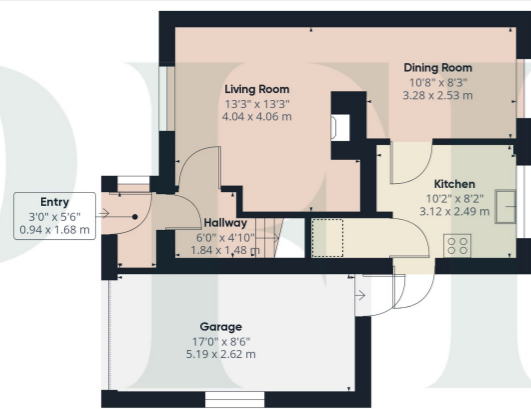
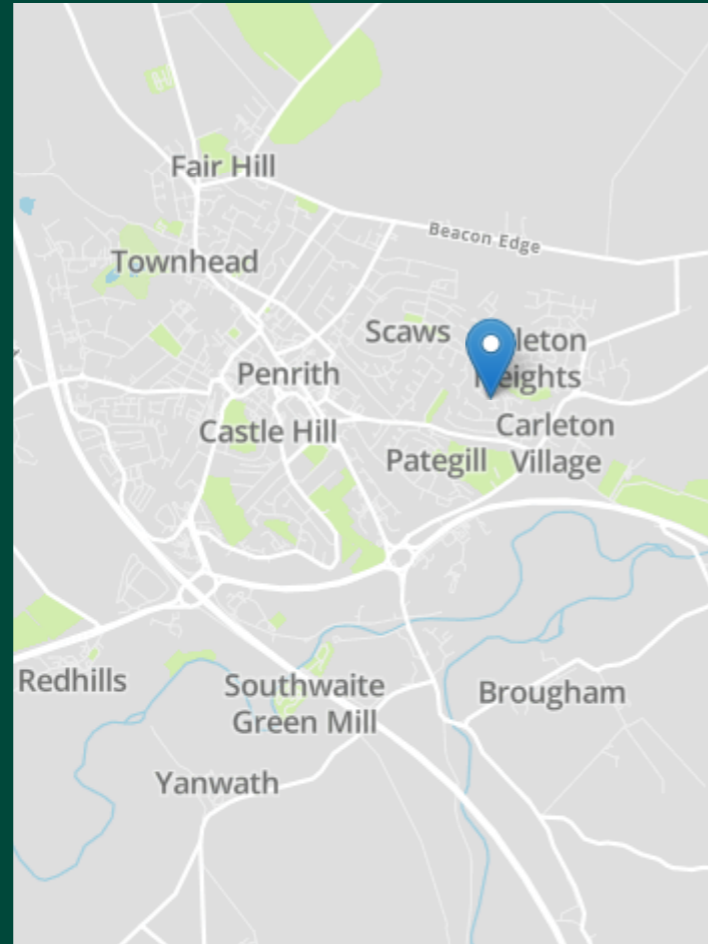
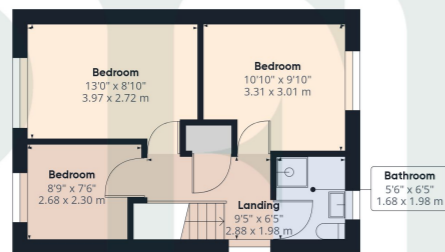


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>83</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1

PFK

Approximate total area\*  
942.33 ft<sup>2</sup>  
87.55 m<sup>2</sup>

Reduced headroom  
6.69 ft<sup>2</sup>  
0.62 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## 25 Willow Close, Penrith, Cumbria, CA11 8TH

- Detached family home
- Single garage
- Tenure - freehold
- Three bedrooms
- Cul de sac position
- EPC rating - C
- Wraparound gardens
- Popular residential area
- Council tax - Band D

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



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## LOCATION

The property sits towards the head of the cul-de-sac within Willow Close, which is a sought after residential location conveniently positioned for access to the town centre. Penrith caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, bus and railway stations, castle and park and a good selection of sports/leisure facilities. For those wishing to commute the M6 is easily accessible at Junctions 40 or 41 and the Lake District National Park is also within easy driving distance.

## PROPERTY DESCRIPTION

25 Willow Close is a modern, detached house enjoying a quiet cul-de-sac position in the sought after Carleton area of Penrith. Immaculately presented and maintained, the accommodation briefly comprises: lounge, open plan to dining room, kitchen, two double bedrooms, one single bedroom and a family bathroom. Externally, the property has driveway parking for two cars and a single garage to the front, well maintained gardens to two sides and a low maintenance rear yard and patio with shed.

Early viewing is highly recommended.

## ACCOMMODATION

### Entrance Porch

Accessed via part glazed, uPVC front entrance door. Inner door to:-

### Hallway

With door to living room and stairs to first floor accommodation.

### Living Room

4.04m x 4.06m (13' 3" x 13' 4") A bright, front aspect, reception room overlooking the front garden. Feature electric fire, radiator and open plan through to:-

### Dining Area

3.28m x 2.53m (10' 9" x 8' 4") A lovely dining area with window to rear aspect, wall mounted, electric fire, radiator and ample space for a good sized dining table. Door to:-

### Kitchen

3.12m x 2.49m (10' 3" x 8' 2") A rear aspect kitchen fitted with a good range of wall and base units with complementary, laminate work surfaces incorporating stainless steel sink/drainer unit with mixer tap. Integrated 'Neff' electric double oven and separate 'Neff' induction hob with extractor fan over, space for fridge freezer and space/plumbing for washing machine. Large pantry cupboard and door providing access to the side of the property.

## FIRST FLOOR

### Landing

With window to side aspect, built in storage cupboard and access to loft space (via hatch).

### Bedroom 1

3.97m x 2.72m (13' 0" x 8' 11") Front aspect, double bedroom with radiator and ample space for wardrobes.

### Bedroom 2

3.31m x 3.01m (10' 10" x 9' 11") Rear aspect, double bedroom with radiator and built in wardrobes.

### Bedroom 3

2.68m x 2.30m (8' 10" x 7' 7") Front aspect, single bedroom (currently utilised as an office) with radiator.

### Bathroom

Partly tiled, rear aspect bathroom with radiator and fitted with three piece suite comprising shower in cubicle, WC and wash hand basin in vanity units.

## EXTERNALLY

### Parking

A tarmac driveway at the front of the property provides off road parking for two cars and leads to:-

### Single Garage

5.19m x 2.62m (17' 0" x 8' 7") With electric up and over door, power, lighting and pedestrian door giving access to the rear.

### Garden

The property benefits from wraparound gardens incorporating mature boundary hedging, lawned areas to the front and side of the house, various flower beds, patio and drying area, external water supply, summerhouse and garden shed.

## ADDITIONAL INFORMATION

### Referral & 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; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

### SALE DETAILS

Services: Mains electricity, gas, water & drainage; gas central heating (combi boiler which is approx 5 years old and regularly serviced); double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith town centre head south on the A6, then just after the John Norris' Field Sports Shop turn left into Roper Street and continue on to Carleton Road. At the brow of the hill turn left turn on to Oak Road, follow the road, proceed straight over the mini roundabout, then take your first left on to Willow Close. The property is on your left just before the head of the cul-de-sac.

