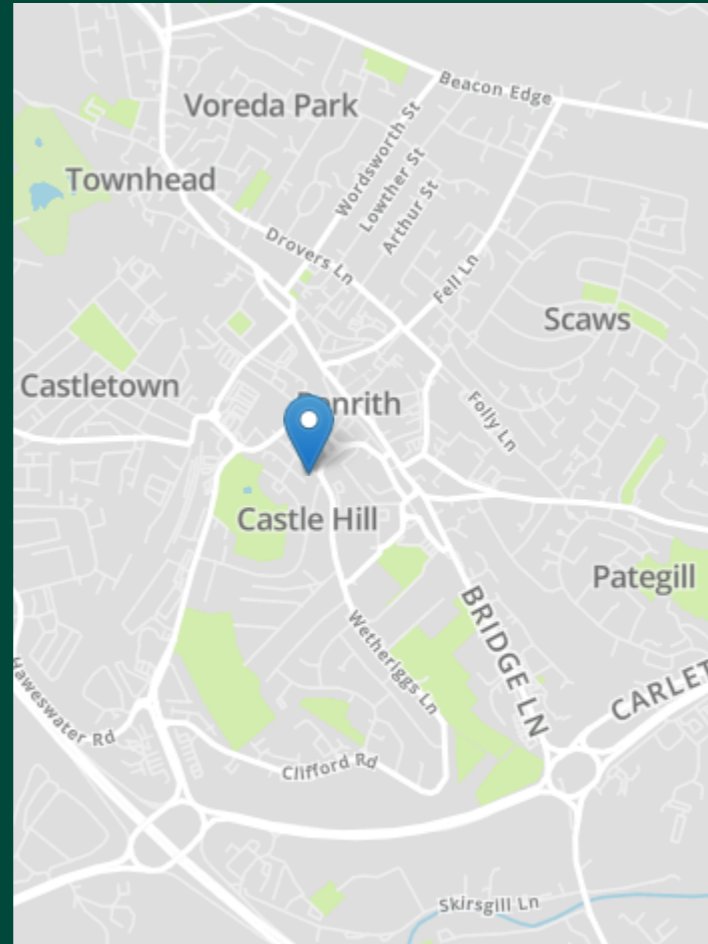


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>82</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Floor 0 Building 1**

**Floor 1 Building 1**

**Floor 0 Building 2**

**PFK**

Approximate total area\*  
1131.24 ft<sup>2</sup>  
105.1 m<sup>2</sup>

Reduced headroom  
2.43 ft<sup>2</sup>  
0.23 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



## 4 Castle Drive, Penrith, Cumbria, CA11 7DW

- Semi detached house
- Driveway parking for 3 vehicles
- Tenure - freehold
- Three bedrooms
- Front & rear gardens
- Council tax - Band B
- Close to town centre
- Substantial 2-storey garage
- EPC rating - 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;  
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## LOCATION

Castle Drive is centrally located within the town, conveniently positioned for access to both secondary schools and the excellent range of amenities the town has to offer. For those wishing to commute, the town benefits from a railway station on the west coast main line, and the M6 is easily accessible at Junctions 40 or 41. The Lake District National Park is also within easy driving distance.

## PROPERTY DESCRIPTION

A superb, three bedroom, semi-detached property, conveniently located in the historic town of Penrith and with the added advantage of driveway parking, gardens and a substantial two-storey garage.

Enjoying an elevated position overlooking the town, this excellent property also benefits from having had a new boiler fitted in 2021 and new roof in 2020. The accommodation is well-proportioned and briefly comprises entrance hallway, spacious living room, kitchen/diner, three bedrooms and a family bathroom, whilst externally gardens lie to both the front and rear of the property and are complemented by a superb garage which sits over two floors and is extremely versatile in its use.

Don't miss out!

## ACCOMMODATION

### Entrance Hallway

Accessed via uPVC entrance door. With cloaks area and stairs to first floor accommodation. Door to: -

### Living Room

5.17m x 3.47m (17' 0" x 11' 5") Dual aspect reception room with windows to front elevation and patio doors providing access to the rear. Electric fire set within feature, wooden surround, TV point, carpeting and built in storage cupboard (also housing boiler). Door to: -

### Kitchen/Diner

3.27m x 3.65m (10' 9" x 12' 0") Fitted with an excellent range of wall, base and tall units with complementary work surfacing, tiled splash backs and stainless steel sink with drainer and mixer tap. Integrated electric oven and four-burner gas hob with stainless steel splash back and extractor fan above. Space/power/plumbing for freestanding dishwasher, washing machine, tumble dryer and fridge freezer. Dual aspect windows, breakfast bar and door providing access to the rear garden.

## FIRST FLOOR

### Landing

With side aspect window at half landing level.

### Shower Room

Fitted with three piece suite comprising fully tiled shower cubicle, WC and wash hand basin. Obscured, rear aspect window, partly tiled walls, tiled floor, radiator and good sized, shelved, cupboard.

### Bedroom 1

3.10m x 3.51m (10' 2" x 11' 6") Rear aspect, double bedroom with radiator and carpeting.

### Bedroom 2

2.02m x 3.75m (6' 8" x 12' 4") Rear aspect bedroom, currently housing a three-quarter bed. Carpeting and radiator.

### Bedroom 3

2m x 3.87m (6' 7" x 12' 8") Front aspect, double bedroom with radiator and carpeting.

## EXTERNALLY

### Parking

The external area is split level. The higher tier provides parking for three vehicles and access to the upper level of the two-storey garage.

### Two-Storey Garage

The property benefits from a substantial, two-storey garage - an excellent space and very versatile in its use. The lower level was previously used as a gym and can be accessed via an area of hardstanding; the upper level from the parking area. Both levels of the garage have power and lighting.

### Garden

At the front of the property steps and a metal gate give access to a pathway which leads to the front door of the house, with lawned garden areas and established flower bed borders flanking either side. To the rear you'll find a sizeable area of hardstanding with flagged patio seating space and steps giving access to the upper levels of the garden. The first tier is predominantly laid with wood chipping for ease of maintenance - also provides access to the lower level of the garage, and the second tier offers parking for three vehicles and access to the upper level of the garage. The garden is securely fenced and there are external water taps positioned on the lower patio and on the driveway.

## ADDITIONAL INFORMATION

### Tenure

Freehold.

### 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; 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: The property can be located using the postcode CA11 7DW and identified by a PFK 'For Sale' board. Alternatively by using What3Words///pens.lectured.cared

From the town centre, turn right at the clock monument into Commarket, then left into Great Dockray, following the road out again at the far right hand corner. On the left bend, after the launderette, turn right on to Castle Drive and the property can be found on the left hand side.

