

Cumbrian Properties

36 Manor Park, Penrith



Price Region £500,000

EPC-B

Detached house | Wonderful family home
Stunning dining kitchen | 4 bedrooms | 2 bathrooms
Easy to maintain gardens | Drive and double garage

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An immaculately presented four bedroom detached house located in the highly sought after Manor Park development built in 2019. This stunning home is ready to move into and boasts a detached double garage, an impressive dining kitchen and easy to maintain gardens. Internally the property boasts well designed accommodation that briefly comprises a spacious entrance hallway with double storage/cloak cupboards, downstairs WC, a triple aspect lounge with gas stove and sliding doors through to the stunning dining kitchen with access to a separate utility room. Upstairs there are four well proportioned bedrooms, en-suite shower room to the master and a four piece family bathroom. Outside there is ample parking in front of the detached garage with power and lighting and beautifully kept gardens. This is a wonderful family home that is ready to move into and is sold with a range of additional features over the original specification including UPVC double glazed sash style windows, solid core oak faced doors, a four zone heating system alongwith an excellent kitchen from Atlantis Kitchen of Kendal incorporating a full range of Bosch appliances.

The accommodation with approximate measurements briefly comprises:

Entry via double glazed door into entrance hallway.

ENTRANCE HALLWAY Solid oak flooring, radiator, staircase to the first floor, coving to ceiling, two double built in storage cupboards and doors to dining kitchen, WC and lounge.



ENTRANCE HALLWAY

WC Low level WC, vanity unit wash hand basin, tile effect flooring, radiator, coving to ceiling and UPVC double glazed window to the side.

LOUNGE (19'3 x 12'9) Triple aspect room with UPVC double glazed sash style windows to the front, side and rear elevations. Gas stove with tiled hearth, two radiators, coving to ceiling and oak sliding doors leading through to the dining kitchen.





LOUNGE

DINING KITCHEN (L shaped 24' narrowing to 10'7 x 19'2 narrowing to 12')

A range of wall and base units, integrated dishwasher, 1.5 bowl sink with drainer and mixer tap, integrated fridge/freezer, under the counter freezer, fitted oven and electric hob with fitted extractor hood above.

UPVC double glazed double doors leading out to the rear garden, two UPVC double glazed sash style windows to the rear and two UPVC double glazed windows to the side. Tiled flooring, two radiators, coving to ceiling and door to the utility room.



DINING KITCHEN

UTILITY ROOM Matching kitchen units, tiled flooring, radiator, plumbing for washing machine and space for dryer. UPVC double glazed sash style window to the front and UPVC double glazed door to the side.

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FIRST FLOOR LANDING UPVC double glazed sash style window to the front, built in double cupboard, radiator, coving to ceiling and doors to bedrooms and family bathroom.

BEDROOM 1 (17'2 x 11') Two UPVC double glazed sash style windows to the rear, fitted wardrobes and door to the en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM Three piece suite comprising walk-in shower cubicle, low level WC and vanity unit wash hand basin. Heated towel rail, tile effect flooring with electric underfloor heating, part tiled walls and UPVC double glazed sash style window to the front.



EN-SUITE SHOWER ROOM

FAMILY BATHROOM Four piece suite comprising panelled bath with shower attachment, low level WC, vanity unit wash hand basin and shower cubicle. Tiled flooring, part tiled walls, heated towel rail and a UPVC double glazed sash style window to the front.



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BEDROOM 2 (14'3 x 10'8) Two UPVC double glazed sash style windows to the rear, radiator, coving to ceiling and fitted wardrobes.



BEDROOM 2

BEDROOM 3 (13'4 x 10'3) Two UPVC double glazed sash style windows to the rear, radiator and coving to ceiling.



BEDROOM 3

BEDROOM 4 (9'9 x 8'7) UPVC double glazed sash style window to the front, radiator and coving to ceiling.



BEDROOM 4

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OUTSIDE To the front of the property there is a block paved driveway providing ample parking and a double garage with up and over door, power and lighting and a double glazed pedestrian door to the side. Well maintained lawned gardens with well stocked flower beds and a paved patio seating area.



GARDENS

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band F

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