

PFK

14 Eden Park, Kirkoswald, Penrith, Cumbria CA10 1EA

Guide Price: £290,000





PERK

LOCATION

This most attractive village is located within easy reach of both Penrith and Carlisle. There is also good access to the M6 and mainline railway. The village provides excellent pubs, a village shop, primary school and GP surgery and further amenities, including a train service, are available in the neighbourng village of Lazonby which is just a mile and a half away.

PROPERTY DESCRIPTION

A well presented, three bedroom, link detached house, situated on a quiet cul-de-sac in the popular village of Kirkoswald.

Accommodation comprises hallway, cloakroom/WC, lounge, dining room, conservatory, kitchen, utility room, three bedrooms (one en suite) and a family bathroom.

Externally, there is a large integral garage, private driveway with parking, and beautifully landscaped and maintained gardens to the front and rear.

Early viewing is highly recommended.

ACCOMMODATION

Entrance Hall

The property is accessed via a part glazed front door with covered porch over. The front door opens into the hallway which has an understairs cupboard, radiator and stairs off to the first floor.

Cloakroom/WC

Two piece fitted suite comprising WC and wash hand basin. Radiator and double glazed opaque window to the side elevation.

Lounge

3.81m x 4.76m (12' 6" x 15' 7") max measurements. Front reception room with bay window enjoying the aspect of the front garden. Feature fireplace incorporating LPG gas fire and surround with mantel over. Dado rail, coving and double, Georgian style, glazed door through to:

Dining Room

3.02m x 3.55m (9' 11" x 11' 8") Situated to the rear of the property and providing dado rail, coving and radiator. Door through to:

Conservatory

2.85m x 3.85m (9' 4" x 12' 8") max measurements. Double glazed conservatory enjoying the rear garden and providing Dimplex storage heater, tiled floor and door giving access to the rear garden.

Kitchen

2.54m x 3.54m (8' 4" x 11' 7") Fitted wall, base and drawer units with complementary work surface and 1.5-bowl, single drainer, stainless steel sink unit. Integrated oven, grill and hob with extractor over and space for fridge freezer and dishwasher. Part wall tiling, tile effect floor and window overlooking the rear garden.

Utility Room

3.81m x 1.61m (12' 6" x 5' 3") max measurements. Situated to the rear of the garage and providing base and wall cupboards with worksurface over. Single drainer sink unit, plumbing for washing machine, space for fridge, and central heating boiler. Obscured window to the rear and single glazed door providing access into the rear garden.

First Floor

Landing

Double glazed side window, coving, loft access and built in airing cupboard providing storage.

Bedroom 1

3.72m x 3.62m (12' 2" x 11' 11") max measurements. Situated to the rear of the property and providing radiator and built in wardrobe/storage cupboard. Views over the roof tops into the distance.

En Suite Shower Room

Fitted with a three piece suite comprising shower cubicle, WC and wash hand basin. Radiator, overhead light/shaver point, wall tiling and obscured double glazed window.

Bedroom 2

3.23m x 3.53m (10' 7" x 11' 7") max measurements. Front bedroom with radiator, built in wardrobe/storage cupboard and double glazed window overlooking the front aspect.

Bedroom 3/Study

2.38m x 3.53m (7' 10" x 11' 7") max measurements. Currently used as an office this L-shaped room is situated to the front of the property. Radiator and over stair storage cupboard.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC and wash hand basin. Radiator, overhead light/shaver point and double glazed opaque window to the side.

EXTERNALLY

Gardens

To the front of the property is a mature and well stocked, landscaped front garden comprising flowerbeds, mature trees and shrubs. To the rear of the property is a charming south-facing garden which is predominantly laid to lawn with a patio area - perfect for al fresco dining/entertaining, deep flower beds, mature trees, shrubs and oil tank. A pathway to one side provides access to the front of the property.

Integrated Garage and Parking

4.93m x 3.82m (16' 2" x 12' 6") max measurements. The driveway provides off-road parking and access to the large, integrated, single garage which has an up-and-over door, power and lighting, and room for a work bench. Ladder access to storage area above the garage and a pedestrian door giving access to the front. Further doors provide access to the kitchen and utility.

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.

Tenure & EPC

The tenure is freehold.
The EPC rating is TBC.

SALE DETAILS

Mains water, electricity and drainage. Oil fired central heating and double glazing installed. Please note the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

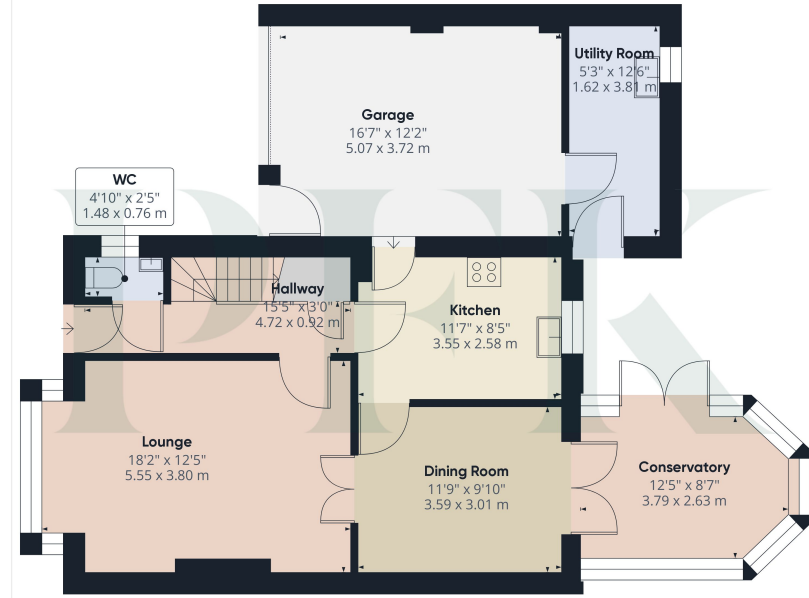
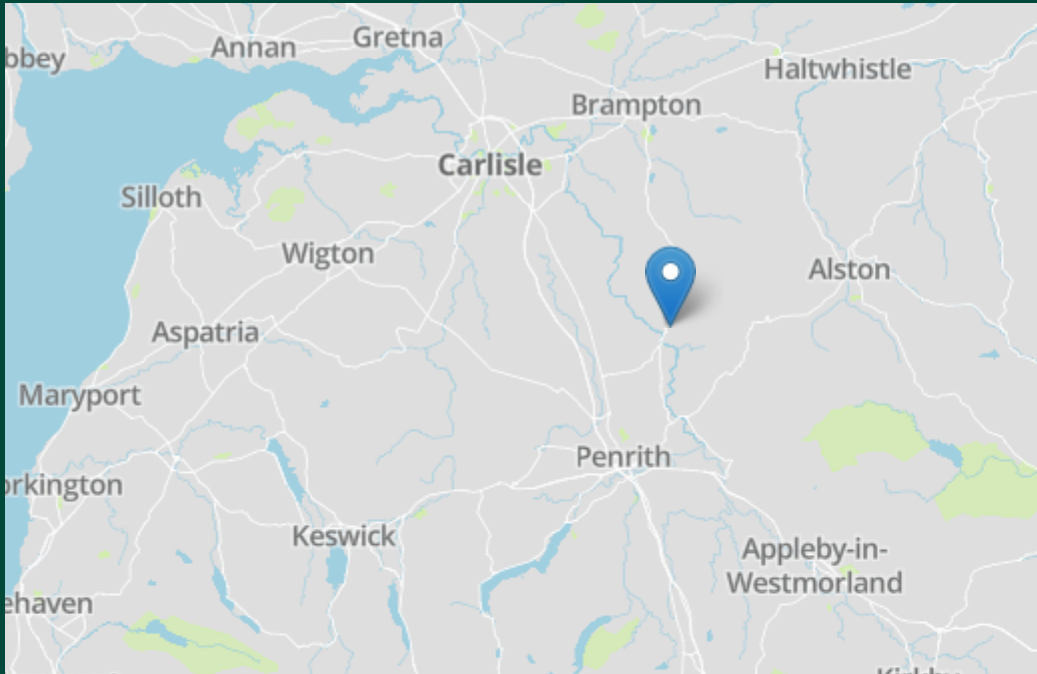
Council Tax: Band D

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith travel to Lazonby and pass through the village, following the signs for Kirkoswald. Upon entering Kirkoswald, pass the village shop on the right and continue up the hill, bearing right at the top. Turn right into Little Sandhill and follow the road around to the left then. Continue along this road and turn into the last cul de sac on the left where 14 Eden Park is located on the left hand side.

What3Words: ///tidying.giggled.valued





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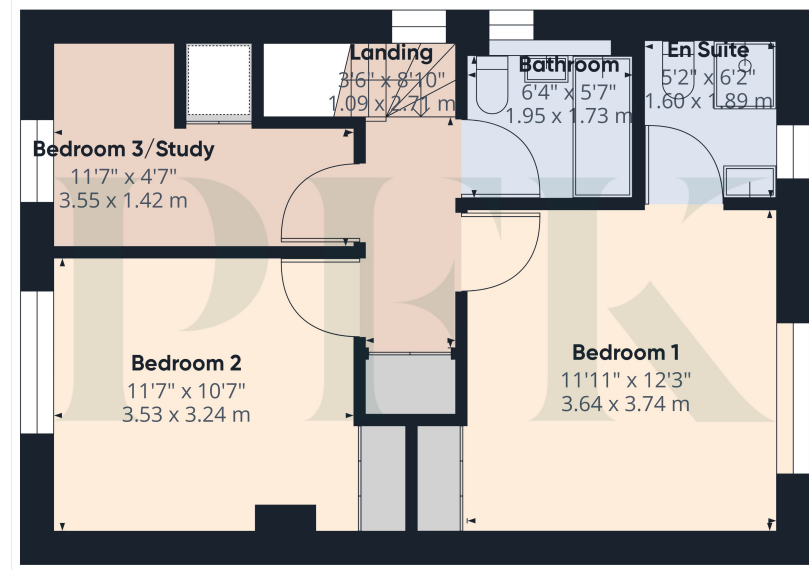
Approximate total area*
324.46 ft²
85.88 m²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
GIRAFFE 360

Floor 0

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		



PFK

Approximate total area*
470.98 ft²
43.76 m²

(*) Excluding balconies and terraces

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GIRAFFE 360

Floor 1