

Cumbrian Properties

48 Crocus Avenue, Penrith



Price Region £415,000

EPC-B

Detached family home | High spec throughout
2 receptions | 5 bedrooms | 3 bathrooms
Double garage & parking | Front & rear gardens

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2/ 48 CROCUS AVENUE, PENRITH

An impressive, five bedroom family home finished to a beautiful specification throughout featuring a sleek modern kitchen, spacious living accommodation and a master bedroom with four piece en-suite bathroom. This property has been designed with style and practicality in mind with the added benefit of a double garage and landscaped rear garden and offers an ideal balance of comfort and convenience for those seeking a style home in one of Penrith's most desirable areas. The property opens into a welcoming entrance hall leading into a bright and spacious lounge ideal for family relaxation or entertaining. The heart of the home is a stunning modern kitchen, designed with sleek fittings, integrated appliances and ample space for dining. This open plan layout flows seamlessly creating a sociable hub for everyday living. Crocus Avenue is situated in a highly sought after development in Penrith within easy reach of local schools, shops and leisure facilities. The town centre and railway station are close by while excellent road links via the A66 and M6 motorway make this an ideal base for commuters.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Composite front door into the spacious entrance hall.

ENTRANCE HALL Radiator, laminate flooring and staircase to the first floor. Doors to lounge, study, cloakroom and dining kitchen.



ENTRANCE HALL

LOUNGE (17' max including bay window x 12') Double glazed bay window to the front, radiator and laminate flooring.



LOUNGE

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STUDY (11' max including bay window x 10') Double glazed bay window to the front and radiator.

CLOAKROOM Two piece suite comprising WC and wash hand basin. Radiator.



STUDY



CLOAKROOM

DINING KITCHEN

DINING AREA (16' x 10') Double glazed windows to the rear and radiator.

KITCHEN AREA (20' x 8') Fitted kitchen incorporating double sink unit with mixer tap, integrated dishwasher and washing machine, integrated fridge freezer, integrated double oven, and five ring gas hob with extractor hood above. Radiator, ceiling spotlights, double glazed windows and double glazed patio doors to the rear garden.



DINING KITCHEN

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FIRST FLOOR

LANDING Doors to bedrooms and family bathroom, storage cupboard and staircase to the second floor.



LANDING

BEDROOM 2 (15' x 10') Double glazed window to the rear, radiator and door to the "Jack & Jill" shower room.



BEDROOM 2

JACK & JILL SHOWER ROOM Three piece suite comprising WC, wash hand basin and walk-in shower. Part tiled walls, double glazed frosted window to the rear, chrome radiator and ceiling spotlights.



JACK & JILL SHOWER ROOM

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BEDROOM 3 (11'5 x 11') Double glazed window to the rear, radiator, storage cupboard and door to the "Jack & Jill" shower room.



BEDROOM 3

BEDROOM 4 (10' x 9') Double glazed window to the side and radiator.



BEDROOM 4

BEDROOM 5 (10' x 9') Double glazed window to the front and radiator.



BEDROOM 5

FAMILY BATHROOM Three piece suite comprising WC, wash hand basin and shower above panelled bath. Part tiled walls, chrome radiator, ceiling spotlights and double glazed frosted window to the side.

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FAMILY BATHROOM

SECOND FLOOR

MASTER BEDROOM (25' max x 17' max) Two double glazed windows to the front, double glazed Velux window to the rear, built-in wardrobes, storage cupboard, two radiators and door to the en-suite shower room.

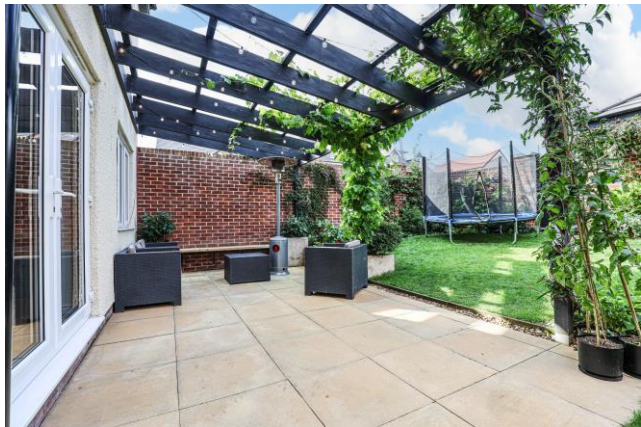
EN-SUITE BATHROOM Four piece suite comprising panelled bath, WC, wash hand basin and walk-in shower with rainfall showerhead. Part tiled walls, chrome radiator, ceiling spotlights and Velux window to the rear.



MASTER BEDROOM & EN-SUITE

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OUTSIDE Walled front garden with paved path to the front door. To the rear of the property is a lawned garden with paved patio and pergola, and a gate providing access to the double garage.



REAR GARDEN

DOUBLE GARAGE (20' x 20) Double doors, power and light.



GARAGE

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band E.

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 Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

