

Cumbrian Properties

24 Laburnum Way, Penrith



Price Region £315,000

EPC-D

Detached family home | No through road
2 receptions | 3 double bedrooms | Extended dining kitchen
Double drive | Spacious rear garden

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2/ 24 LABURNUM WAY, PENRITH

This beautifully presented, detached home offers three generous double bedrooms and is set in a highly sought after area. The good size accommodation combines comfortable living with a modern kitchen, dining room, cloakroom/utility and a 20' lounge. To the first floor there are three double bedrooms – two with built-in wardrobes, and a three piece bathroom. Double driveway providing parking to the front of the property and a tiered rear garden with patio seating areas and stunning views. Situated close to many local amenities including schools, shops and bus routes and only a five minute walk from Penrith town centre.

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

Composite front door into entrance hall.

ENTRANCE HALL Radiator, staircase to the first floor and door to lounge.



ENTRANCE HALL

LOUNGE (20' x 11') Double glazed bay window to the front, radiator, coal effect gas fire on a marble hearth with matching surround, coving and door to the dining kitchen.



LOUNGE

3/ 24 LABURNUM WAY, PENRITH

DINING KITCHEN (14' x 10') Fitted kitchen incorporating a four ring gas hob with extractor hood above, integrated oven, integrated fridge freezer and integrated dishwasher. Double sink unit with mixer tap, vinyl flooring, storage cupboard, UPVC double glazed door to the rear garden, opening to the dining room and cloakroom/utility.



DINING KITCHEN

CLOAKROOM/UTILITY White two piece suite comprising wash hand basin and WC. Cupboards housing the washing machine and tumble dryer. Radiator.



CLOAKROOM/UTILITY

DINING ROOM (13' x 9') Double glazed window to the front, radiator and ceiling spotlights.



DINING ROOM

4/ 24 LABURNUM WAY, PENRITH

FIRST FLOOR

LANDING Storage cupboard, doors to bedrooms and bathroom.



FIRST FLOOR LANDING

BEDROOM 1 (19' x 9') Double glazed windows to the front and rear, two radiators.



BEDROOM 1



BEDROOM 2 (14' x 9') Double glazed window to the front, radiator and built-in wardrobes.



BEDROOM 2



5/ 24 LABURNUM WAY, PENRITH

BEDROOM 3 (12' x 8') Double glazed window to the front, radiator and built-in wardrobes.



BEDROOM 3

BATHROOM Three piece suite comprising vanity unit wash hand basin, WC and panelled bath with shower above. Part tiled walls, vinyl flooring, radiator and double glazed frosted window to the rear.



BATHROOM

OUTSIDE Driveway parking for two cars to the front of the property and to the rear of the property is a tiered garden with patio seating areas, lawn and stunning views.



REAR GARDEN



REAR GARDEN VIEWS

6/ 24 LABURNUM WAY, PENRITH

TENURE We are informed the tenure is Freehold.

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

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.

