

# Cumbrian Properties

5 Hawthorn Drive, Penrith



**Price Region £342,500**

**EPC-C**

Detached house | Sought after area of Penrith  
1 reception | 3 bedrooms | 2 bathrooms  
Ample parking & garage | Easy to maintain gardens

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## 2/ 5 HAWTHORN DRIVE, PENRITH

An immaculately presented three bedroom detached house located at the end of a quiet cul-de-sac in the desirable Carleton Heights area of Penrith. The well proportioned accommodation, with solid oak skirtings, architraves and window sills throughout, briefly comprises of entrance hallway, lounge with modern feature fire, dining kitchen, WC and utility room with access to the integral garage with power and lighting. To the first floor there are three bedrooms, a family bathroom and an en-suite shower room to the master. The third bedroom offers ample space with scope to create a separate office or single bedroom, if required. All skirtings, architraves and window sills are solid oak. Outside the property boasts ample parking and easy to maintain gardens. With nothing to do other than move in this property would suit a multitude of buyers and must be seen to fully appreciate the accommodation on offer.

The accommodation with approximate measurements briefly comprises:

Entry via double glazed door into entrance hallway.

**ENTRANCE HALLWAY** Oak flooring, radiator, staircase to the first floor, coving to ceiling and door to the lounge.

**LOUNGE (16'5 x 11')** UPVC double glazed window to the front, radiator, coving to ceiling, modern feature gas fire and door to the dining kitchen.



LOUNGE

**DINING KITCHEN (18'3 x 8'4)** Fitted kitchen incorporating a 1.5 bowl sink with drainer and mixer tap, tiled splashbacks, integrated under the counter fridge, integrated slimline dishwasher, built in oven and hob with extractor hood above. Two UPVC double glazed windows to the rear, tile effect flooring, two radiators, understairs storage cupboard, coving to ceiling and door to the utility room.



DINING KITCHEN

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**UTILITY ROOM (7'8 x 5'8)** Plumbing for washing machine, space for tumble dryer, fitted worksurface and wall mounted matching kitchen cabinets. Radiator, tile effect flooring, UPVC double glazed door providing side access, coving to ceiling, door to the integral garage and door to the ground floor WC.

**GARAGE (18'6 x 9')** With electric roller door, wall mounted boiler, power and lighting.

**WC** A white low level WC, vanity unit wash hand basin, tile effect flooring, radiator, coving to ceiling and UPVC double glazed window to the rear.

**FIRST FLOOR LANDING** Radiator, coving to ceiling and doors to bedrooms and bathroom.

**BEDROOM 1 (13'8 x 11'4 max)** UPVC double glazed window to the front, radiator, built in triple wardrobes, coving to ceiling and built in airing cupboard housing the hot water cylinder. Door to the en-suite shower room.

**EN-SUITE SHOWER ROOM** Shower cubicle, low level WC, vanity unit wash hand basin, heated towel rail and UPVC double glazed window to the front.



BEDROOM 1 WITH EN-SUITE

**BEDROOM 2 (19'7 x 9')** UPVC double glazed windows to the front and rear elevations, two radiators, loft access, coving to ceiling and built in wardrobes.



BEDROOM 2

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**BEDROOM 3 (11'6 max x 7'8)** UPVC double glazed window to the rear, radiator and coving to ceiling.



BEDROOM 3

**BATHROOM** A white suite comprising of shower over jacuzzi panelled bath, low level WC and vanity unit wash hand basin. Radiator, part tiled walls, chrome radiator, wood effect flooring, coving to ceiling and UPVC double glazed window to the rear.



BATHROOM

**OUTSIDE** Block paved driveway to the front of the property providing parking for three/four cars and leading up to the garage. To the rear is an easy to maintain lawned garden with a composite decked seating area.



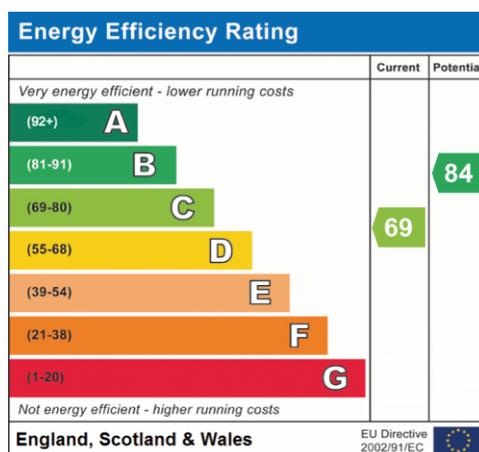
REAR GARDEN

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**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band D

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