
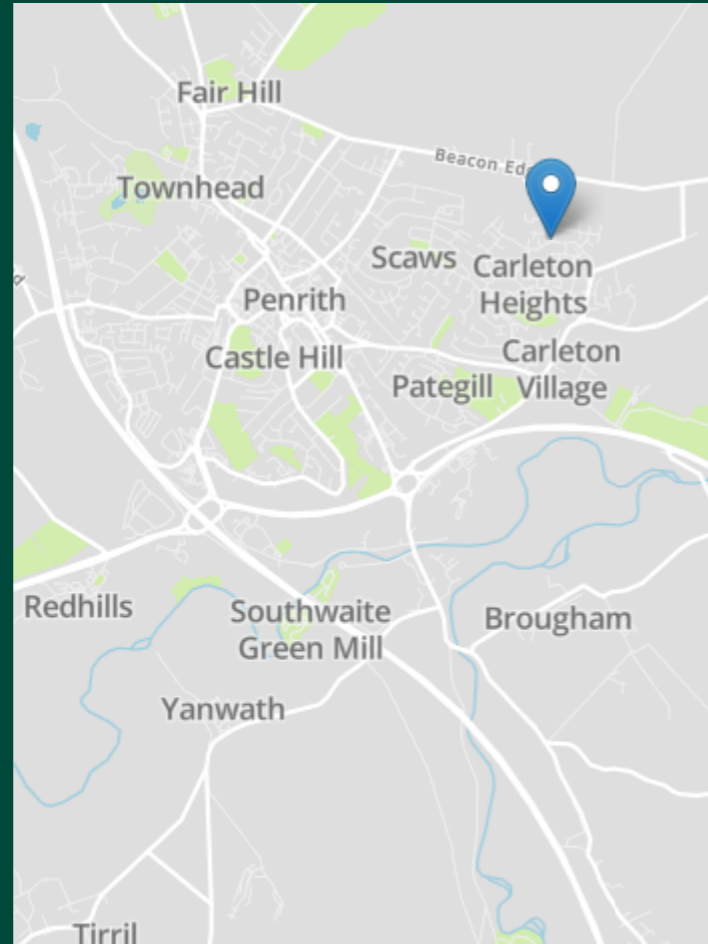


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



Floor 0

- Living Room: 10'2" x 18'5" (3.12 x 5.62 m)
- Kitchen/Diner: 9'4" x 18'5" (2.85 x 5.62 m)
- Hallway: 6'1" x 6'5" (1.87 x 1.96 m)
- Utility Room: 6'3" x 5'2" (1.92 x 1.60 m)
- WC: 3'0" x 4'6" (0.92 x 1.39 m)

Floor 1

- Bedroom: 10'5" x 18'5" (3.18 x 5.63 m)
- Bedroom: 9'1" x 7'6" (2.78 x 2.29 m)
- Bedroom: 8'4" x 10'6" (2.54 x 3.22 m)
- Bathroom: 3'10" x 7'1" (1.19 x 2.17 m)
- Bathroom: 7'1" x 6'1" (2.16 x 1.86 m)
- Landing: 6'8" x 11'1" (2.04 x 3.65 m)



Approximate total area*
933.69 ft²
86.74 m²

(1) 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.

GIRAFFE360




50 Primrose Drive, Penrith, Cumbria, CA11 8FA

- Det family home
- Garden & parking
- EPC rating B
- 3 beds, 1 ensuite
- Tenure: freehold
- Well maintained throughout
- Council Tax: Band C

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LOCATION

Located in a modern, private residential development on the outskirts of the town, with all main trunk routes readily accessible and being only a short drive from the Lake District National Park. Penrith provides a range of day to day facilities, including shops, supermarkets, primary and secondary schools, sports centre, together with a railway station on the west coast main line.

PROPERTY DESCRIPTION

Conveniently located in the desirable edge of town development by Carleton Heights. Newly built in 2020, this attractive property boasts good sized rooms throughout and includes a generous lounge with patio doors leading to the garden, a bright and modern kitchen/diner, with ample storage throughout, useful utility and cloakroom/WC to the ground floor. To the first floor the property benefits from three double bedrooms, one with ensuite and a modern, family bathroom. Externally there is a good sized, enclosed garden to the side, mainly laid to lawn with shed. There is also offroad driveway parking for two cars. A short distance from the centre of Penrith, the property allows for easy access to all town centre amenities combined with attractive rural walks nearby.

ACCOMMODATION

Entrance Hall

Accessed via part glazed UPVC door. With stairs to the first floor, radiator and doors giving access to the ground floor rooms.

Lounge

3.12m x 5.62m (10' 3" x 18' 5") A dual aspect reception room with radiator, window to the front and UPVC patio doors to the side leading out to the garden.

Kitchen/Diner

2.85m x 5.62m (9' 4" x 18' 5") A generous kitchen diner with dining area to the front of the house, with ample space for a six to eight person dining table, storage cupboard, radiator and dual aspect windows. The kitchen area is to the rear and is fitted with a good range of wall and base units in a white high gloss finish, with complementary work surfacing and upstands, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include electric oven with gas hob and extractor over, dishwasher and fridge freezer, tiled flooring, radiator, side aspect window and door into the utility room.

Utility Room

1.92m x 1.60m (6' 4" x 5' 3") Fitted with a base unit with complementary work surfacing and upstand over, plumbing for under counter washing machine, wall mounted central heating boiler, tiled flooring, radiator and part glazed door to the rear leading out to the parking area.

Cloakroom/WC

Fitted with WC and wash hand basin with tiled splashback, radiator.

FIRST FLOOR LANDING

With storage cupboard, loft access hatch, radiator, rear aspect window and doors to first floor rooms.

Bathroom

2.16m x 1.86m (7' 1" x 6' 1") Fitted with a three piece suite comprising bath with electric shower over, wash hand basin and WC. Part tiled walls, vertical heated chrome towel rail, spotlighting and obscured front aspect window.

Bedroom 2

2.54m x 3.22m (8' 4" x 10' 7") A dual aspect double bedroom with radiator.

Bedroom 3

2.78m x 2.29m (9' 1" x 7' 6") A side aspect single bedroom with radiator.

Bedroom 1

3.18m x 5.63m (10' 5" x 18' 6") A generous, dual aspect double bedroom with built in wardrobes, two radiators and door to the ensuite.

Ensuite Shower Room

1.19m x 2.17m (3' 11" x 7' 1") Fitted with a three piece suite comprising shower cubicle with mains shower, WC and wash hand basin. Part tiled walls, spotlighting, radiator and obscured front aspect window.

EXTERNALLY

Gardens and Parking

To the front of the property, there is a small enclosed area with flower beds and path leading to the front door. Gated access leads to the side where there is a lawned garden with shed and paved pathway leading around the house. To the rear is where the parking area can be accessed. This is shared between three properties with each house being allocated two spaces.

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.

SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. 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

Viewing: Through our Penrith office, 01768 862135.

Directions: From the Kemplay Bank roundabout take the A686 towards Langwathby/Alston, turning left onto Carleton Hill Road on reaching the first right hand bend. Follow the road up the hill and straight ahead into the development. Continue on this road, passing the show homes on the right, and the property is on the right just after the green.

