

# Cumbrian Properties

35 Pategill Court, Penrith



Price Region £255,000

EPC-

Extended semi-detached property | Cul-de-sac location  
1/2 receptions | 4/5 bedrooms | Cosy wood burning stove  
Driveway parking | Rear garden with summer house

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## 2/ 35 PATEGILL COURT, PENRITH

This extended, four/five bedroom, semi-detached property offers an abundance of living space. The double glazed and gas central heated accommodation briefly comprises entrance hall, lounge, extended open plan dining kitchen with wood burning stove, utility room, cloakroom and converted garage currently used as an office but could also provide a fifth bedroom. To the first floor there are two double bedrooms – with fitted wardrobe to the master, single bedroom and bathroom. To the second floor there is a converted attic bedroom with Velux window, gas central heating and ample built-in storage. Block paved driveway to the front of the property providing parking for three cars and a mature gravelled rear garden incorporating decking, insulated summer house, timber shed and timber gazebo with Perspex roof. Situated in close proximity to Penrith town centre and an abundance of amenities including shops, pubs, restaurants, cafes, schools, leisure facilities and access to the M6 and A66.

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

**Front door into entrance hall.**

**ENTRANCE HALL (22' x 9'3)** UPVC double glazed windows to the front and side, staircase to the first floor, radiator, coving and wood effect laminate flooring. Doors to lounge and dining kitchen.



ENTRANCE HALL

**LOUNGE (18' x 10')** UPVC double glazed bay window to the front, radiator, coving and wood effect laminate flooring.



LOUNGE

**DINING KITCHEN (17'5 x 17'4)**

**KITCHEN AREA** Fitted kitchen incorporating a one and a half bowl sink with mixer tap, tiled splashbacks, plumbing for dishwasher, space for cooker with extractor hood above, Karndean flooring and access to the utility room.

**DINING AREA** Radiator, wood burning stove, two Velux windows to the rear, UPVC double glazed windows to the rear and UPVC double glazed French doors to the side.



DINING KITCHEN

**UTILITY ROOM ( 10'5 x 7'9)** Fitted cupboards and worksurface incorporating a sink unit with mixer tap, tiled splashbacks, plumbing for washing machine, wood effect laminate flooring, Velux window to the side, UPVC double glazed frosted window and UPVC double glazed frosted door to the rear. Access to cloakroom with WC, and door to the office.



UTILITY



UTILITY/CLOAKROOM



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**OFFICE (21' x 7'6)** Formerly the garage and currently used as an office but could also provide a fifth bedroom with Velux window to the side, fitted cupboards, radiator, Worcester gas boiler, wood effect laminate flooring, storage area to the front and UPVC double glazed frosted double garage doors.



OFFICE

#### **FIRST FLOOR**

**LANDING** UPVC double glazed window to the side, coving, doors to bedrooms and bathroom, door and staircase to the attic bedroom.



LANDING

**BEDROOM 1 (12' x 10'4)** UPVC double glazed window to the front, coving, radiator and built-in wardrobe.



BEDROOM 1

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**BEDROOM 2 (12' x 10'5)** UPVC double glazed window to the rear and radiator.



BEDROOM 2

**BEDROOM 3 (7'7 x 7')** UPVC double glazed window to the front, radiator and coving.



BEDROOM 3

**BATHROOM (6'8 x 6'6)** Three piece suite comprising electric shower above panelled bath, WC with concealed cistern and vanity unit wash hand basin. Heated towel rail, UPVC double glazed frosted window to the rear, wood effect vinyl flooring and panelled ceiling.



BATHROOM



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## SECOND FLOOR

ATTIC BEDROOM (17'6 x 10') Velux window to the rear, radiator, fitted storage cupboards and under eaves storage.



ATTIC BEDROOM

OUTSIDE Block paved driveway to the front of the property providing parking for three cars. Enclosed, mature, south-west facing rear garden laid to stone chippings with timber decking, insulated summer house with electrics and timber shed with electrics, flag stone patio and a timber gazebo with Perspex roof.



GARDEN



REAR OF THE PROPERTY

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TENURE We are informed the tenure is Freehold.

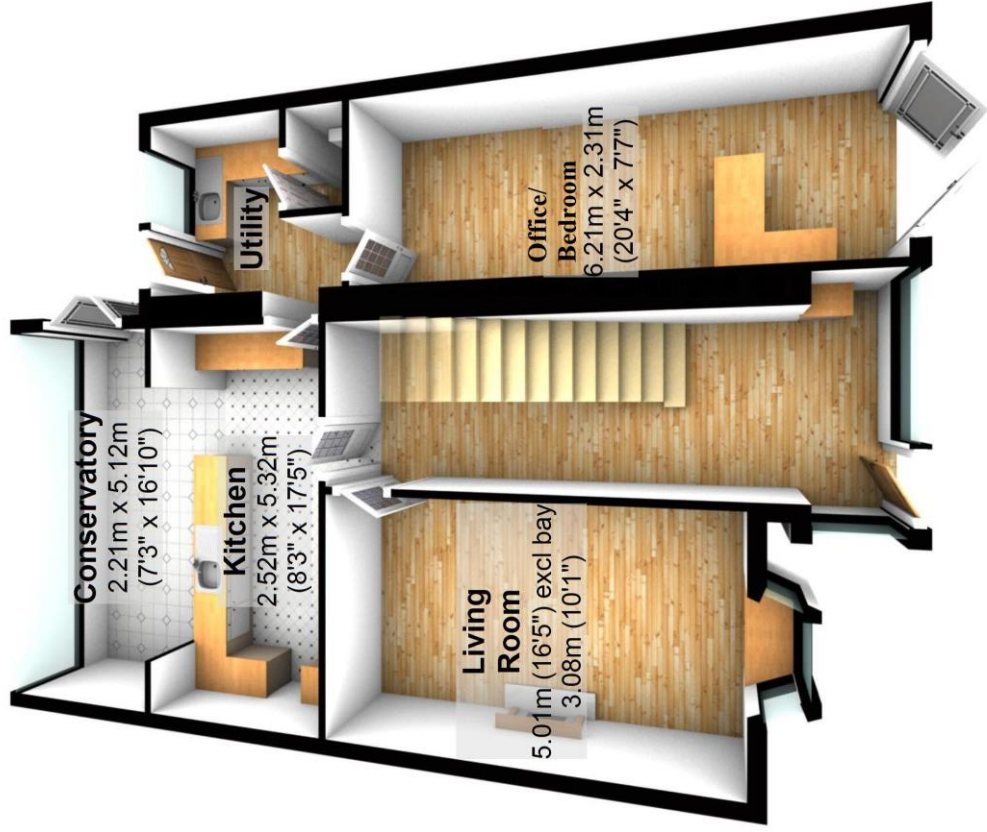
COUNCIL TAX We are informed the property is Tax Band B.

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.



EPC TO  
FOLLOW

## Ground Floor



## First Floor



## Second Floor



This 3D plan is only intended as a guide to the layout of the property, and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property.  
Plan produced using The Mobile Agent.