

Cumbrian Properties

25 Cypress Way, Penrith



Price Region £355,000

EPC-

Detached family home | Stunning Lake District views
2 receptions | 3 double bedrooms | 2 bathrooms
Front & rear gardens | Drive & garage

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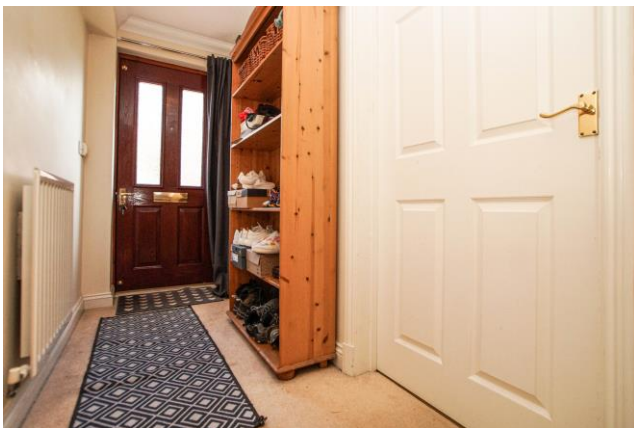
2/ 25 CYPRESS WAY, PENRITH

A three double bedroom, two bathroom, two reception room, detached property situated in a cul-de-sac and sold with the benefit of no onward chain. The accommodation briefly comprises entrance hall, lounge with gas fire, dining room, kitchen, utility room and cloakroom. To the first floor there are three double bedrooms – all with fitted wardrobes, master en-suite shower room and family bathroom. Lawned front garden, block paved driveway parking, single garage and lawned rear garden with paved patio enjoying stunning views towards the Lake District fells.

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

Front door into entrance hall.

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



ENTRANCE HALL

LOUNGE (17' x 11') UPVC double glazed window to the front, radiator, coving, fireplace housing a gas fire and door to the dining room.



LOUNGE

DINING ROOM (13'9 x 8'7) UPVC double glazed windows to the rear and side, radiator, coving, door to kitchen and door to the side giving access to the rear garden.

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DINING ROOM

KITCHEN (10' x 9'5) Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, electric oven and grill, four ring gas hob with extractor hood above, integrated fridge, UPVC double glazed window to the rear, coving, radiator, understairs storage cupboard and door to utility room.



KITCHEN

UTILITY ROOM (8' x 6') Fitted cupboards and worksurface, sink unit with mixer tap, doors to cloakroom and garage and door to the side of the property.



UTILITY ROOM

CLOAKROOM Two piece suite comprising wash hand basin and WC with concealed cistern. Tiled splashbacks and radiator.

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FIRST FLOOR LANDING Coving, radiator, doors to bedrooms and bathroom.

BEDROOM 1 (14' x 11'4) UPVC double glazed window to the front, coving, radiator, fitted wardrobe, storage cupboard housing the hot water tank and door to en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (6'3 x 6') Three piece suite comprising corner shower cubicle WC and vanity unit wash hand basin. Part tiled walls, radiator, coving and UPVC double glazed frosted window to the front.



EN-SUITE SHOWER ROOM

BEDROOM 2 (24' x 9') UPVC double glazed windows to the front and rear, two radiators, fitted wardrobe and coving.



BEDROOM 2

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BEDROOM 3 (10'3 x 7'3) UPVC double glazed window to the rear, radiator, coving and fitted wardrobe.



BEDROOM 3

FAMILY BATHROOM (7' x 6'6) Three piece suite comprising electric shower above panelled bath, vanity unit wash hand basin and WC with concealed cistern. Part tiled walls, radiator, coving and UPVC double glazed frosted window to the rear.



FAMILY BATHROOM

OUTSIDE Lawned front garden and block paved driveway providing parking for multiple vehicles in front of the garage. Enclosed lawned rear garden with paved patio enjoying views towards the Lake District fells. Gated access to both sides of the property.

GARAGE (17'7 x 9') Electric up and over door, Baxi boiler, power, light and water.



REAR GARDEN



REAR OF THE PROPERTY

6/ 25 CYPRESS WAY, PENRITH

TENURE To be confirmed by the vendor.

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.

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