

# PFK

12 Roods Drive, Kirkoswald, Penrith, Cumbria CA10 1EH

Guide Price: £390,000





PEK

## LOCATION

The property is situated in the delightful Eden valley village of Kirkoswald, perhaps one of the area's loveliest rural communities, located on the eastern bank of the river Eden, approximately 9 miles from Penrith and 14 miles from Carlisle. There is good access to the M6, Lake District National Park and a mainline railway station in Penrith, and a range of local amenities, including shop, inns, doctors surgery and an excellent primary school is available in the village. The nearby larger village of Lazonby provides more comprehensive facilities including shops and small railway station on the scenic Settle - Carlisle line.

## PROPERTY DESCRIPTION

12 Roods Drive is a modern and spacious four bed semi detached family home situated at the head of the cul-de-sac, in an elevated position to enjoy the far reaching and open views to the front and rear.

Internally the accommodation briefly comprises entrance porch, hallway, lounge, superb open plan living/dining/kitchen with patio doors out to the rear garden, and utility room to the ground floor. To the first floor, the generous principal bedroom benefits from a loft area and ensuite shower room, with two further doubles, a single bedroom currently utilised as a dressing room and a three piece family bathroom completing the first floor accommodation.

Externally the property benefits from driveway parking leading to an integral single garage, terraced patio at the rear and lawned garden to the side with decked seating area and pergola.

## ACCOMMODATION

### Entrance Porch

Accessed via part glazed front door. With coat hooks and storage for shoes, dual aspect windows and a part glazed door leading into the hallway.

### Hallway

Stairs to the first floor with understairs storage cupboard and doors giving access to the ground floor rooms.

### Lounge

5.32m x 3.51m (17' 5" x 11' 6") A bright front aspect reception room with decorative coving, feature fireplace with wood mantel and tiled hearth, housing a log burning stove, radiator and wall mounted lighting.

### Living/Dining/Kitchen

8.29m x 3.00m (27' 2" x 9' 10") (max measurements) A large open plan space with rear aspect windows and patio doors out to the rear garden.

The kitchen area is fitted with a good range of wall and base units with complementary work surfacing and upstands, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Matching breakfast bar, space for an American style fridge freezer, and integrated appliances including electric hob with extractor over, dishwasher, eye level double oven and microwave. Inset ceiling spotlights, radiator, under unit and plinth lighting.

The living/dining area has decorative coving, ample space for a dining table and lounge furniture, radiator and attractive, feature electric fire.

### Utility Room

1.69m x 2.71m (5' 7" x 8' 11") Fitted with a good range of cupboards with complementary work surfacing, with plumbing for under counter washing machine and tumble dryer. Coat hooks and wall mounted shelving, oil fired central heating boiler, obscured side aspect window and door giving access into the integral garage.

## FIRST FLOOR LANDING

With a generous airing cupboard, hatch giving access to the boarded loft space and doors to the first floor rooms.

### Bedroom 1 - Principal Bedroom

7.21m x 2.65m (23' 8" x 8' 8") A large, dual aspect double bedroom with a good range of fitted wardrobes and bedroom furniture, spot lighting, radiator and steps leading up to a versatile loft area with eaves storage, spot lighting and Velux window.

## Ensuite Shower Room

1.89m x 2.62m (6' 2" x 8' 7") Fitted with a walk in, tiled shower cubicle with mains shower, concealed cistern WC and wash hand basin set in a large vanity unit with matching wall cupboards. Part tiled walls and tiled flooring, vertical heated chrome towel rail and obscured rear aspect window.

## Family Bathroom

1.68m x 2.06m (5' 6" x 6' 9") Fitted with a three piece suite comprising jacuzzi bath with central mixer tap and mains shower over, WC and pedestal wash hand basin. Fitted storage cupboard, part tiled walls and tiled flooring, vertical heated chrome towel rail and obscured rear aspect window.

## Bedroom 2

3.58m x 3.22m (11' 9" x 10' 7") A rear aspect double bedroom with built in wardrobe, radiator and enjoying views over open countryside.

## Bedroom 3

3.83m x 2.89m (12' 7" x 9' 6") A front aspect double bedroom enjoying open views. With built in wardrobe and radiator.

## Bedroom 4

2.70m x 1.83m (8' 10" x 6' 0") A front aspect room, currently utilised as a dressing room. With radiator, fitted wardrobes and drawer.

## EXTERNALLY

### Gardens and Parking

To the front of the property, there is a lawned front garden and offroad parking for two to three cars on the driveway leading to the garage. To the side, the garden is mainly laid to lawn with flower beds and a generous decked seating area with pergola, enjoying lovely views and benefitting from the sun for most of the day. The rear garden houses the oil tank, log store and also benefits from a terraced patio area.

### Garage

4.21m x 2.68m (13' 10" x 8' 10") Integral single garage with up and over door, power and lighting, storage cupboards and wall mounted shelving.

## ADDITIONAL INFORMATION

### Tenure & EPC

The tenure is freehold.  
The EPC rating is D.

### 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 : Naphthens 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

Mains electricity, water & drainage. Oil fired and double glazing installed throughout. B4RN superfast broadband installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith, travel to Lazonby and pass through the village, following signs for Kirkoswald. On entering Kirkoswald, follow the road through the village, continuing straight ahead at the top of the hill and the entrance to Roods Place can be found on the right. Follow the estate round to the and number 12 is located at the head of the cul-de-sac. A 'For sale' sign has been erected for identification purposes.



