

Cumbrian Properties

30 Clifton Hill Gardens, Clifton



Price Region **£369,995**

EPC-C

Detached property | Views towards the Pennines
2 receptions | 4 bedrooms | 2 bathrooms
Attractively priced family home | Gardens, drive & garage

01768 867788
Corney Square, Penrith CA11 7PX

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 30 CLIFTON HILL GARDENS, CLIFTON, PENRITH

Built by the reputable Story Homes in 2013, this beautifully presented, four bedroom, detached house is located in the popular village of Clifton that boasts beautiful walks from your doorstep, a great pub and is only minutes away from Penrith, the A66 and M6. Internally the accommodation briefly comprises entrance hall, cloakroom, lounge, dining room/office/bedroom 5, kitchen, utility room and lounge to the ground floor. To the first floor there are three double bedrooms, a generous single bedroom, family bathroom and master en-suite shower room. Externally there are easy to maintain lawned gardens, driveway for two cars and a single integral garage with power and lighting. This wonderful family home is ready to move into and offers spacious and flexible accommodation with beautiful views towards the Pennines.

The accommodation with approximate measurements briefly comprises:

Composite front door into the entrance hall.

ENTRANCE HALL Radiator, staircase to the first floor, understairs storage cupboard and coving to the ceiling. Doors to dining room, kitchen, lounge and cloakroom.



ENTRANCE HALL

CLOAKROOM Two piece suite comprising WC and wash hand basin. Part tiled walls, radiator and UPVC double glazed window to the front.

KITCHEN (14' max x 9'4) Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, gas hob with extractor hood above, fitted double oven, integrated fridge freezer and dishwasher. Radiator, UPVC double glazed window overlooking the garden towards the Pennines, and door to utility room.



KITCHEN

3/ 30 CLIFTON HILL GARDENS, CLIFTON, PENRITH

UTILITY ROOM (6'8 max x 5') Wall and base units with fitted worksurfaces, plumbing for washing machine and cupboard housing the boiler.



UTILITY ROOM

DINING ROOM (10' x 8'8) Two UPVC double glazed windows to the front, radiator and coving to the ceiling.



DINING ROOM

LOUNGE (15' x 12') UPVC double glazed patio doors to the rear garden, gas fire with marble effect hearth and surround, radiator and coving to the ceiling.



LOUNGE

FIRST FLOOR

LANDING UPVC double glazed window to the front, radiator, doors to bedrooms and bathroom.

4/ 30 CLIFTON HILL GARDENS, CLIFTON, PENRITH

BEDROOM 1 (12' x 11'5) UPVC double glazed window to the rear with lovely views towards the Pennines, radiator, built-in wardrobe and door to the en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM Three piece suite comprising shower cubicle, low level WC and wash hand basin. Part tiled walls, heated towel rail, cupboard housing the hot water cylinder and UPVC double glazed window to the side.



EN-SUITE SHOWER ROOM

BEDROOM 2 (12'8 x 10') Radiator and UPVC double glazed window to the rear with views towards the Pennines.



BEDROOM 2

BEDROOM 3 (11'4 x 9') UPVC double glazed window to the front and radiator.

BEDROOM 4 (9' x 8') UPVC double glazed window to the front and radiator.

5/ 30 CLIFTON HILL GARDENS, CLIFTON, PENRITH



BEDROOM 3



BEDROOM 4

FAMILY BATHROOM Four piece suite comprising shower cubicle, panelled bath with shower attachment, low level WC and wash hand basin. Part tiled walls, heated towel rail and UPVC double glazed window to the side.



FAMILY BATHROOM

OUTSIDE Block paved driveway to the front of the property providing parking for two cars in front of the integral single garage along with a lawned garden and gated access to the side leading to the rear garden which is mainly laid to lawn with raised flower beds, dog kennel and outside tap.

INTEGRAL GARAGE Up and over door, power and light.



REAR GARDEN

TENURE We are informed the tenure is Freehold. Service charge £151.22 for communal areas and fence maintenance.

COUNCIL TAX To be confirmed by the vendor.

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.

