

# Cumbrian Properties

3 Squirrel Close, Yanwath, Penrith



**Price Region £490,000**

**EPC-C**

Detached property | Countryside views

25' lounge | 4 double bedrooms | 2 bathrooms

Private development on a cul-de-sac | Gardens & detached garage

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## 2/ 3 SQUIRREL CLOSE, YANWATH, PENRITH

A modern, four double bedroom, two bathroom, detached property with a stunning modern dining kitchen, 25' lounge, gardens, detached garage and stunning countryside views. The immaculately presented accommodation is situated in a private development of eight houses in the sought after village of Yanwath and briefly comprises entrance hall, cloakroom, lounge with patio doors to the rear garden, dining kitchen and utility. To the first floor there are four double bedrooms, en-suite shower room and family bathroom. Externally the property benefits from a spacious driveway, detached garage and rear garden with patio seating area enjoying the beautiful countryside views. Situated close to many local amenities, local bus routes and is within two miles of Penrith.

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

**Composite front door into the entrance hall.**

**ENTRANCE HALL (12' x 7'5 max)** Doors to cloakroom, lounge and dining kitchen. Staircase to the first floor and understairs storage cupboard.



ENTRANCE HALL

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

**LOUNGE (25' x 12')** Double glazed window to the front, log effect gas fire and UPVC double glazed sliding patio doors to the rear garden.



LOUNGE

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**DINING KITCHEN (25' x 11')** Fitted kitchen incorporating a five ring gas hob with extractor hood above, integrated oven and microwave, integrated fridge freezer and dishwasher, tiled flooring, radiator, ceiling spotlights, double glazed window to the front, UPVC double glazed doors to the rear garden and door to utility.



DINING KITCHEN

**UTILITY (8' x 6')** A range of wall and base units with complementary worksurfaces incorporating plumbing for washing machine, cupboard housing the boiler, tiled flooring and composite door to the rear garden.

**FIRST FLOOR LANDING** Doors to bedrooms and family bathroom.

**BEDROOM 1 (12' x 11')** Double glazed window to the rear, radiator and door to the en-suite shower room.





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**EN-SUITE SHOWER ROOM** Three piece suite comprising vanity unit wash hand basin, WC and walk-in shower. Part tiled walls, vinyl flooring, double glazed frosted glazed window and ceiling spotlights.



EN-SUITE SHOWER ROOM

**BEDROOM 2 (12' x 11')** Double glazed window to the rear and radiator.



BEDROOM 2

**BEDROOM 3 (11' x 10'9 max)** Double glazed window to the front, radiator and fitted wardrobes.



BEDROOM 3

**BEDROOM 4 (11' x 8')** Double glazed window to the front, radiator and storage cupboard.

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BEDROOM 4



FAMILY BATHROOM

**FAMILY BATHROOM** Four piece suite comprising panelled bath with shower attachment, WC, wash hand basin and walk-in shower. Part tiled walls, radiator, vinyl flooring, ceiling spotlight and double glazed frosted window to the front.

**OUTSIDE** Front garden surrounded by a low sandstone wall incorporating a variety of mature plants and shrubs, double driveway, EV charging port and garage with electric door and composite pedestrian door. A gate provides access to the well-maintained, spacious lawned rear garden with paved paths and seating area and views over the countryside.



REAR OF THE PROPERTY



REAR GARDEN & VIEW



VIEW

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**TENURE** We are informed the tenure is Freehold.

Private development of 8 houses. This property is managed on behalf of the residents property management - £355 per annum. Information available.

**COUNCIL TAX** We are informed the property is Tax Band D.

**SERVICES** There is an LPG gas tank that supplies all 8 houses in the cul-de-sac. Each property has their own gas & electricity account.

**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.

