

PFK

29 Cumberland Close, Clifton, Penrith, Cumbria CA10 2EN

Guide Price: £375,000





PEK

LOCATION

The village of Clifton is located 3 miles to the south of Penrith and Junction 40 of the M6 motorway in Cumbria via the A6 and on the edge of the Lake District National Park. The village has a church, primary school and a dining pub, the George and Dragon, just a short walk from the property. The beautiful Lowther valley is close by and further amenities in Penrith include secondary schools and the west coast main line railway station.

PROPERTY DESCRIPTION

Modern well appointed and upgraded to a high standard, this 4 bed bungalow offers bright and spacious accommodation on a deceptively large plot with ample parking, generous garden areas and garden room to the rear. The property has gas central heating throughout, is fully double glazed and situated in the popular rural village of Clifton.

The property which has been modernised to a high standard throughout with quality finishings, briefly comprises L-shaped entrance hall, open plan light and spacious dining area, modern kitchen with access to rear decked area and a large living room with wood burning stove and patio doors to the garden. Three double bedrooms (one currently used as an office) and a fourth, large single bedroom, modern family bathroom, ensuite wet room and a laundry/utility room complete the generous accommodation.

Externally, ample parking to the front and a lawned area with perennial and shrub borders leads to the side garden with mature trees and children's den with gates to the rear. The substantial rear garden has been well thought out with ample room for entertaining with the barbecue area leading to the raised decking, seated areas around the garden which is laid mainly to lawn with perennial and shrub borders, gravel and flagged pathways, pond, vegetable patch and the useful garden room.

The garden room is a fabulous addition to the property with its own bespoke bar area and hours can be spent either in the workshop area, games area or relaxing by the wood burning stove. Mood lighting in this room adds to the total experience and is extremely versatile in providing additional living/recreational space. To the side of the garden room is an open lean-to area providing useful storage space.

A wonderful family home with scope and well worthy of your attention.

ACCOMMODATION

Entrance Hall

Accessed via UPVC part glazed door with glazed side panel. A generous L shaped hallway with built in storage cupboard, loft access hatch, radiator and doors giving access to all rooms.

OPEN PLAN LIVING/DINING/KITCHEN

Dining Room Area

2.28m x 1.86m (7' 6" x 6' 1") With ample space for a six to eight person dining table, fitted wood bench, radiator, wood flooring, spotlighting and full height, rear aspect window.

Kitchen Area

6.50m x 2.87m (21' 4" x 9' 5") Fitted with a range of modern wall and base units with complementary wood work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap (including an instant hot water tap). Integrated appliances include dishwasher, fridge freezer and Cuisinmaster electric oven with induction hob and stainless steel extractor over. Breakfast bar seating area, part tiled walls, wood flooring and spotlighting, steps leading down to the living room area, rear aspect window and part glazed UPVC door leading out to the rear garden and elevated decked area.

Living Room Area

3.49m x 6.93m (11' 5" x 22' 9") A bright and spacious triple aspect reception room with windows to the front and rear and French doors to the side, leading out to the garden. Feature, recessed wood burning stove on a tiled hearth with wood mantel, wall mounted lighting and wood shelving, two radiators.

Bedroom 3

2.53m x 2.86m (8' 4" x 9' 5") A front aspect, large single bedroom with high rise bed, radiator and wall mounted book shelving.

Family Bathroom

2.82m x 2.05m (9' 3" x 6' 9") Fitted with a modern three piece suite comprising P shaped bath with mains shower over and additional hand held shower attachment, WC and pedestal wash hand basin with mirror over. Part tiled, part panelled walls and panelled ceiling with spotlighting, fitted storage cupboard with alcove shelving over, wood flooring, extractor fan, radiator and twin, obscured front aspect windows.

Bedroom 2

3.33m x 2.77m (10' 11" x 9' 1") Front aspect double bedroom with radiator and wall mounted shelving.

Principal Bedroom

3.64m x 3.81m (11' 11" x 12' 6") A bright, rear aspect double bedroom overlooking the garden. Built in wardrobes to one wall with storage space over, radiator and open access to the inner hall leading to the ensuite wet room

Ensuite Wet Room

1.30m x 1.61m (4' 3" x 5' 3") Fitted with mains shower, WC and corner, vanity wash hand basin with mixer tap and mirror fronted wall cabinet over. Tiled walls and flooring, light funnel, wall mounted heated chrome towel rail and extractor.

Bedroom 4

2.26m x 3.20m (7' 5" x 10' 6") A front aspect double bedroom, currently used as an office. With desk space, wall mounted shelving and radiator.

Utility Room

2.25m x 1.77m (7' 5" x 5' 10") With plumbing for washing machine, radiator, wood flooring and part glazed UPVC door leading out to the rear garden.

EXTERNALLY

Gardens and Parking

To the front of the property, there is ample offroad parking for three cars on the driveway with paved and gravelled footpaths leading to the front door. The attractive front garden has lawned areas with perennial borders and gated side access leading to the rear. The rear garden is mainly laid to lawn with perennial borders and shrubs, with a raised decked area and barbecue area providing the ideal place for outdoor dining. Gravelled and paved pathways lead through the garden with vegetable patch, pond, various seating areas, external lighting and water tap.

Garden Room

3.91m x 6.6m (12' 10" x 21' 8") Located within in the rear garden, this is an excellent, bespoke addition to the property, with power and mood lighting, bar area, games room and a workshop area with wood burning stove, ample storage, shelving and wood flooring. Ideal for a variety of purposes, be it a craft room, for entertaining or for extra living accommodation, this bright room also benefits from two full length windows and a door to the front with additional door to the side.

Lean-To

3.81m x 2.01m (12' 6" x 6' 7") Positioned to the side of the garden room and great for storage with ample space for garden equipment.

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 : Napthens 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 gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

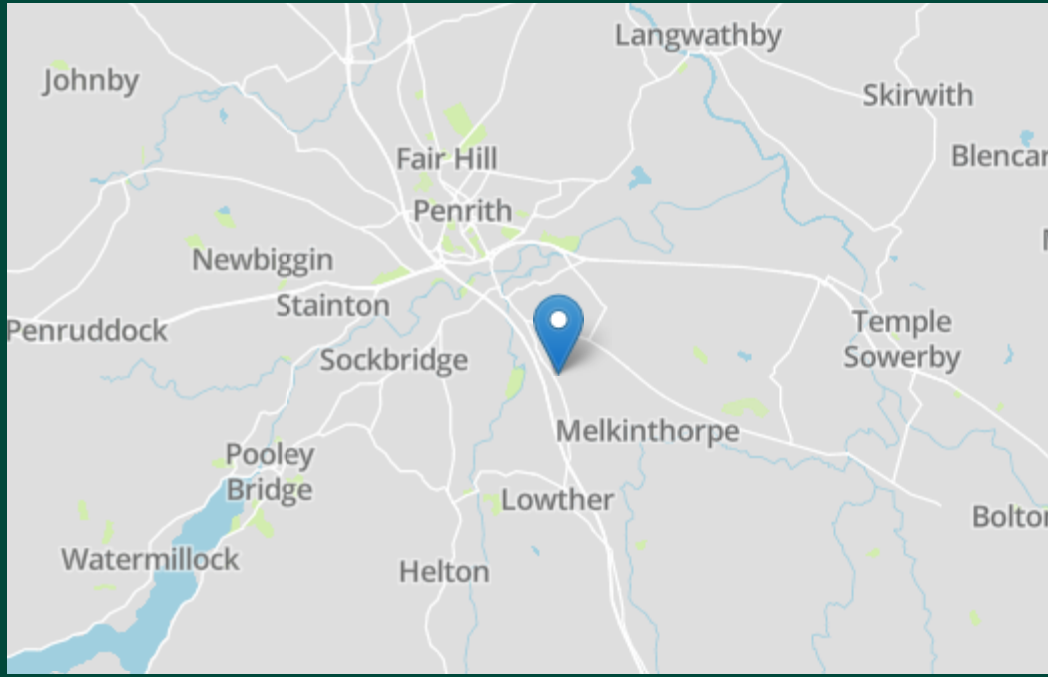
Council Tax: Band D

Viewing: Through our Penrith office, 01768 862135.

Directions: [What3Words///boggles.cheering.shortens](#)

Take the A6 from Penrith heading to Shap. Go through Eamont Bridge and continue on to Clifton. Once in Clifton take the left bend and once over the railway bridge continue along this road and before the George & Dragon pub turn left onto Cumberland Close. Continue into the cul-de-sac and turn right where the property can be found on the left hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate total area⁽¹⁾

1511.22 ft²
140.4 m²

Floor 0 Building 1

Floor 0 Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. Please refer to the floor plan for illustrative purposes only.

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