

# Cumbrian Properties

## 2 Valley Road, Clifton



**Offers Over £420,000**

**EPC-B**

Executive style detached home | Gardens, drive & garage  
2 receptions | 4 bedrooms | 3 bathrooms  
Immaculately presented | Close to the Lake District National Park

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## 2/ 2 VALLEY ROAD, CLIFTON

An immaculately presented, executive style, detached home with gardens, drive and integral garage situated close to the Lake District National Park. The accommodation, which benefits from many upgrades, briefly comprises spacious entrance hall, cloakroom, dining room, lounge with bi-folding doors to the rear garden, upgraded dining kitchen with granite worksurfaces and integrated appliances including wine cooler. To the first floor is the master bedroom with dressing area and en-suite shower room, bedroom 2 with en-suite shower room, two further bedrooms and four piece family bathroom. Lawned front and rear gardens, block paved double driveway and integral garage. Located on the outskirts of Clifton on a private road with lovely views across the fields yet within a short drive of the market town of Penrith and all amenities it has to offer.

The accommodation with approximate measurements briefly comprises:

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

**ENTRANCE HALL** Staircase to the first floor, UPVC double glazed window to the front and radiator. Veneered oak doors to cloakroom, dining room, lounge, dining kitchen and understairs storage cupboard. Door to integral garage.

**CLOAKROOM** Two piece suite comprising low level WC and wall mounted wash hand basin. Radiator, part tiled walls, vinyl flooring and UPVC double glazed frosted window.



CLOAKROOM

**DINING ROOM (13' max x 12'5 max)** UPVC double glazed window and radiator.



DINING ROOM

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**LOUNGE (17' x 13')** Radiator and UPVC double glazed bi-folding doors to the rear garden.



LOUNGE

**DINING KITCHEN (19'7 x 10')**

**KITCHEN AREA** Fitted kitchen incorporating granite worksurfaces and upstands, one and a half bowl inset sink unit with mixer tap, five ring AEG gas hob with splashback and AEG extractor hood above, integrated AEG dishwasher, integrated fridge and freezer, and AEG eye-level double oven and wine cooler. UPVC double glazed window, Moduleo flooring and ceiling spotlights.

**DINING AREA** UPVC double glazed French doors to the rear garden, radiator and Moduleo flooring.



DINING KITCHEN

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DINING KITCHEN

### **FIRST FLOOR**

**LANDING** Spacious landing with radiator, loft access and UPVC double glazed window with views across the fields. Veneered oak doors to bedrooms, family bathroom and cupboard housing the hot water system.



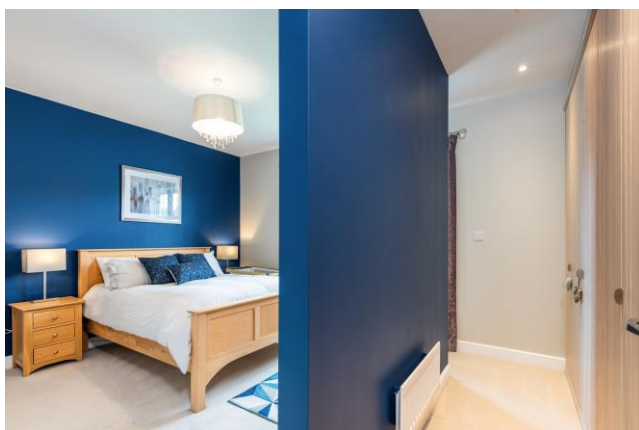
LANDING

**MASTER BEDROOM (14'3 incorporating dressing area x 12')** UPVC double glazed window, radiator and dressing area with radiator, fitted bedroom furniture, ceiling spotlights and door to en-suite shower room.



MASTER BEDROOM

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MASTER BEDROOM

**EN-SUITE SHOWER ROOM (10'8 x 4')** Three piece suite comprising shower cubicle with rainfall shower and shower attachment, low level WC and vanity unit wash hand basin. Part tiled walls, chrome towel rail radiator, ceiling spotlights, tile effect vinyl flooring and UPVC double glazed frosted window.



MASTER BEDROOM EN-SUITE

**BEDROOM 2 (12' max x 11'4 max)** UPVC double glazed window, radiator and door to en-suite shower room.



BEDROOM 2

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**EN-SUITE SHOWER ROOM 2 (10'4 max x 4' max)** Three piece suite comprising shower cubicle with rainfall shower and shower attachment, low level WC and vanity unit wash hand basin. Chrome towel rail radiator, part tiled walls, ceiling spotlights, tile effect flooring and UPVC double glazed frosted window.



BEDROOM 2 EN-SUITE

**FAMILY BATHROOM (10' x 7'3)** Four piece suite comprising tiled shower cubicle with rainfall shower and shower attachment, panelled bath with handheld shower attachment, low level WC and vanity unit wash hand basin. Chrome towel rail radiator, fully tiled walls, tile effect flooring, ceiling spotlights and UPVC double glazed frosted window.



FAMILY BATHROOM

**BEDROOM 3 (14' max x 11' max)** Radiator and UPVC double glazed window with views across the fields.



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**BEDROOM 4 (13' max x 10'9 max)** Radiator and UPVC double glazed window with views across the fields.



BEDROOM 4

**OUTSIDE** Lawned front garden with block paved double driveway leading to the integral garage. Gated access to either side of the property leads to the good size, lawned rear garden with patio area.



REAR GARDEN

**INTEGRAL GARAGE (19'9 max x 10'5)** Up and over door, power, light and water. Utility area incorporating wall and base units with complementary worksurfaces and upstands, plumbing for washing machine and space for tumble dryer.



UTILITY AREA

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**DIRECTIONS** From Penrith head south via Eamont Bridge A6 into the village of Clifton. Proceed through the village past The George and Dragon pub and take the second left, signposted Valley Road. Turn left onto Valley Road and the property is the second one from the furthest end of the road.

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

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

**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.

