

# Cumbrian Properties

16 Willow Close, Penrith



**Price Region £330,000**

**EPC-D**

Detached bungalow | Cul-de-sac location  
1 reception | 3 bedrooms | 1 bathroom  
Stunning rear garden | Garage & ample parking

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This immaculately presented and neutrally decorated three bedroom detached bungalow is situated in a cul-de-sac location and briefly comprises of entrance hall, dining lounge with gas fire, fitted kitchen with integrated appliances, conservatory, three bedrooms – two of which are double and one has fitted wardrobes, and a modern three piece family bathroom. To the rear of the property is a vast mature garden with lawned area, floral borders, garden sheds and Summer House with decking. Block paved driveway to the front providing ample parking leading to the garage. The property is in a “ready to move into” condition. The market town of Penrith lies on the edge of the Lake District National Park and has an abundance of amenities including independent shops, cafes, supermarkets, schools, bus routes and Penrith train station.

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

Entry via UPVC double glazed door into entrance hall.

**ENTRANCE HALL (12'7 x 13'6)** Coving to ceiling, radiator, loft access, wood effect laminate flooring and fitted shelved storage cupboard which houses the gas boiler. Loft access and doors to dining lounge, kitchen, family bathroom and bedrooms.



ENTRANCE HALL

**DINING LOUNGE (22' x 12')** Double glazed windows to the front, fireplace with gas fire, coving to ceiling, two radiators and door to the kitchen.



DINING LOUNGE

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**KITCHEN (10'7 x 9'10)** Fitted kitchen incorporating a 1.5 bowl sink with drainer and mixer tap, tiled splashbacks, electric oven and grill, four burner electric hob with overhead extractor, integrated fridge and freezer. Radiator and double glazed window to the rear looking into the conservatory.



KITCHEN

**CONSERVATORY (11'10 x 8'8)** Radiator, double glazed windows and UPVC double glazed door to the rear garden.



CONSERVATORY

**BEDROOM 1 (12'9 x 9'10)** Double glazed window to the rear, radiator and coving to ceiling.



BEDROOM 1



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**BEDROOM 2 (10'6 x 10')** Double glazed window to the rear, radiator, coving to ceiling and fitted wardrobes with sliding mirrored doors.



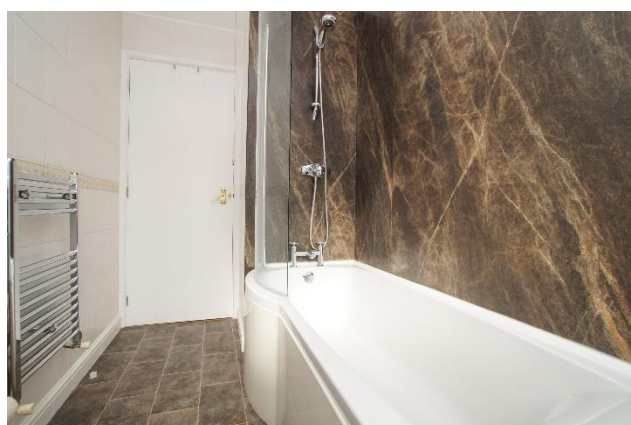
BEDROOM 2

**BEDROOM 3 (9'3 x 8'4)** Double glazed window to the side, radiator, dado rail and coving to ceiling.



BEDROOM 3

**FAMILY BATHROOM (10'8 x 5'3)** Three piece suite comprising low level WC, wash hand basin and shower over panelled bath. Heated towel rail, tile effect vinyl flooring and double glazed frosted window to the rear.



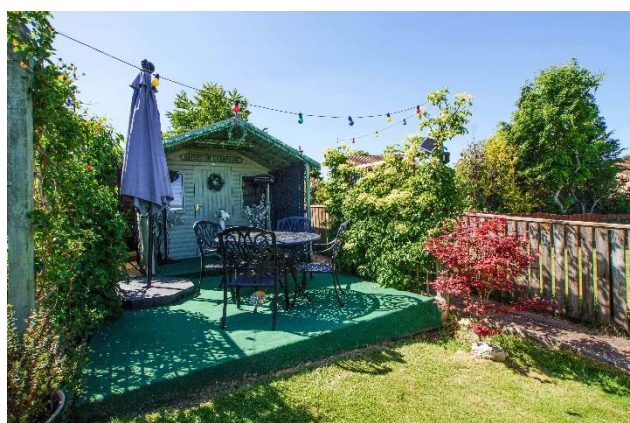
FAMILY BATHROOM



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**OUTSIDE** To the front of the property there is a block paved driveway providing ample parking and a tiered slated and shillied garden with bushes, trees and shrubs.

**Garage (17'7 x 8'8)** With fitted worksurfaces, drawers and cupboards, double glazed window to the rear, power supply and UPVC double glazed pedestrian door at the rear. Low maintenance and well groomed rear garden comprising of lawned area, laid slated shillies and floral borders with trees, bushes and shrubs. Gated access to the side, blocked paved pathway, shillied borders and an elevated patio area with **(8'10 x 5'8) Summer House** with power supply.



GARDENS, DRIVE, GARAGE AND SUMMER HOUSE

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

**COUNCIL TAX** We are informed the property is in tax band D

**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.