

# Cumbrian Properties

## 5 Clifton Hill Gardens, Clifton



**Price Region £410,000**

**EPC-**

Detached house | Immaculately presented  
1 reception | 4 bedrooms | 2 bathrooms  
Landscaped garden, garage & driveway | No onward chain

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## 2/ 5 CLIFTON HILL GARDENS, CLIFTON, PENRITH

An exciting opportunity to purchase a stunning, four bedroom, detached house located in the popular village of Clifton. Internally the generously proportioned accommodation briefly comprises impressive ground floor entrance hall with doors to the integral garage, kitchen and lounge. Upstairs there are four well-proportioned bedrooms, master en-suite shower room and family bathroom. Outside the property boasts a driveway providing parking for two cars, garage with power and lighting and a beautiful landscaped garden with summer house and patio seating areas. Overall this is a wonderful family home that is offered for sale in immaculate condition. Sold with no onward chain viewing is essential to fully appreciate the standard of accommodation on offer.

The accommodation with approximate measurements briefly comprises:

**Double glazed front door into entrance hall.**

**ENTRANCE HALL** Staircase to the first floor, radiator, understairs storage cupboard, UPVC double glazed window to the front, LVT flooring, Velux skylight and coving to ceiling. Doors to lounge, dining kitchen, integral garage and cloakroom.

**CLOAKROOM** Low level WC, wash hand basin, radiator and part tiled walls.



ENTRANCE HALL



CLOAKROOM

**LOUNGE (26' x 12'6 narrowing to 9'9)** UPVC double glazed window to the front, UPVC double glazed door to the rear garden, two radiators, feature gas fire, coving to the ceiling and recently fitted Herdwick carpet.



3/ 5 CLIFTON HILL GARDENS, CLIFTON, PENRITH

**DINING KITCHEN (20'7 x 10')** Fitted kitchen with complementary worksurfaces incorporating a built-in oven, hob and extractor hood, integrated fridge freezer, dishwasher and washing machine. UPVC double glazed window to the rear, UPVC double glazed doors to the garden, radiator and LVT flooring.



DINING KITCHEN

## **FIRST FLOOR**

**GALLERIED LANDING** Doors to all bedrooms and bathroom, loft access, radiator and cupboard housing the hot water cylinder.

**BEDROOM 1 (11'6 x 10'6)** Fitted wardrobes, UPVC double glazed window to the front, radiator and door to en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM** Shower cubicle, low level WC and wash hand basin. Heated towel rail, part tiled walls and UPVC double glazed window to the side.

**BEDROOM 2 (12' x 9'7)** UPVC double glazed window to the rear and radiator.

**BEDROOM 3 (10'4 x 9'7)** UPVC double glazed window to the rear and radiator.



4/ 5 CLIFTON HILL GARDENS, CLIFTON, PENRITH



BEDROOM 2



BEDROOM 3

**BEDROOM 4 (13' x 9' max)** UPVC double glazed window to the front and radiator



BEDROOM 4

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



BATHROOM



5/ 5 CLIFTON HILL GARDENS, CLIFTON, PENRITH

**OUTSIDE** To the front is a block paved driveway providing parking for two cars and a lawned side garden. To the rear is an enclosed landscaped garden with patio seating area, steps down to a lawned garden with well-stocked borders and summerhouse with seating area.

**GARAGE** Up and over door, wall mounted boiler, power and lighting.



GARDENS



SUMMER HOUSE

6/ 5 CLIFTON HILL GARDENS, CLIFTON, PENRITH

**LOCATION** Clifton has a thriving community with a church, a lovely pub The George and Dragon and local primary school that is within easy walking distance of the property. Penrith is only 3 miles away and has two good Secondary Schools and provides easy access to local services, the M6 Motorway and Lake District National Park.

**TENURE** To be confirmed by the vendor.

**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.

EPC TO FOLLOW



reasons to sell with us...

more than

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Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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