

Cumbrian Properties

5 Crocus Avenue, Penrith



Price Region £285,000

EPC-B

Detached property | Garage & Drive with EV port
1 reception | 3 bedrooms | 2 bathrooms
Immaculately presented throughout | Front & rear gardens

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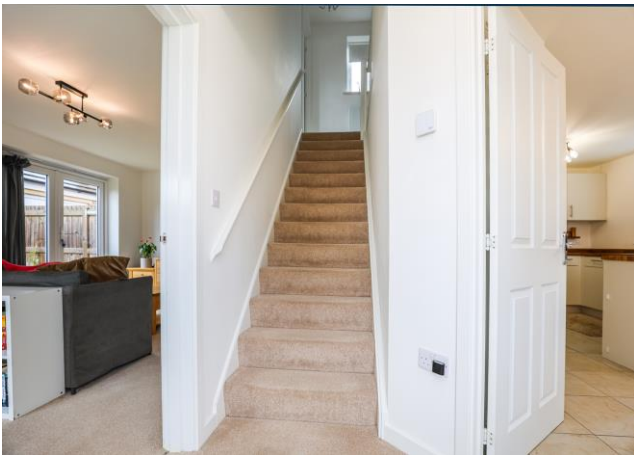
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This beautifully presented detached home in the heart of Penrith offers three generously sized double bedrooms including a master en-suite. This property is spacious and in high specification throughout, featuring an open plan dining kitchen area and the added convenience of a rear utility room and downstairs cloakroom. Externally, the property comes with spacious front and rear gardens, a driveway with an EV charging port and space for two vehicles leading to the garage. This impressive, detached property is set on a generous, highly sought after corner plot and is close to many local amenities including schools, shops and regular bus routes, making it an ideal choice for families.

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

Composite front door leading into the entrance hallway.

ENTRANCE HALLWAY Radiator, staircase to the first floor, solid wooden doors to the dining kitchen and front lounge.



ENTRANCE HALLWAY

DINING KITCHEN (19' x 9') Fitted kitchen incorporating four ring gas cooker with extractor hood above and integrated oven below, double sink basin with mixer tap, space and plumbing for washing machine and freestanding fridge/freezer. Tiled flooring, double glazed bay window to the front, two double glazed windows to the side, two radiators and door to the utility room.



DINING KITCHEN

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UTILITY ROOM (7' x 5') Fitted worktop, currently housing the dryer, tiled flooring, boiler, radiator, double glazed frosted glass composite door to the side of the property/driveway and door to the downstairs cloakroom.

DOWNSTAIRS CLOAKROOM Two piece white suite comprising wash hand basin with mixer taps and WC. Radiator and tiled flooring.

LOUNGE (18'5 x 10'2) Double glazed window to the front, double glazed UPVC doors to the rear garden, two radiators.



LOUNGE

FIRST FLOOR

LANDING Radiator, double glazed frosted glass window to the rear and doors to the master bedroom, bedrooms 2 & 3 and family bathroom.

MASTER BEDROOM (18' x 10'5 max) Double glazed window to the rear, double glazed window to the front, two radiators and door to the en-suite.

EN-SUITE SHOWER ROOM Three piece white suite comprising WC, sink basin with mixer tap and walk-in shower with tiled walls and glass sliding doors. Partially tiled walls, vinyl flooring, double glazed frosted glass window to the front and radiator.



MASTER BEDROOM & EN-SUITE

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BEDROOM 2 (10'6 x 9') Double glazed window to the front, double glazed window to the side and radiator.

BEDROOM 3 / OFFICE (9' x 8') Double glazed window to the front and radiator.



BEDROOM 2



BEDROOM 3

FAMILY BATHROOM Three piece white suite comprising WC, panelled bath with shower attachment above, sink basin with mixer tap. Partially tiled walls and splashbacks, radiator, vinyl flooring and double glazed frosted glass window to the front.



FAMILY BATHROOM

OUTSIDE To the front of the property is a spacious garden with paving leading to the front door and gated access to the rear garden which is partially turfed with mature plants and shrubs. To the other side of the property is a spacious driveway with an EV charging port, external water supply and with the added benefit of a garage.



DRIVE & GARAGE



REAR GARDEN

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TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.

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.

