

Cumbrian Properties

18 Meadow Croft, Penrith



Price Region £275,000

EPC-D

Detached property | Cul-de-sac location
1 reception | 3 bedrooms | 1 bathroom
Conservatory, driveway & garage | Front & rear gardens

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This three bedroom detached property situated on a no-through road is gas central heated and fully double glazed and briefly comprises entrance hall, cloakroom, dining lounge, fitted kitchen and conservatory with French doors leading out to the rear garden. To the first floor there are three bedrooms, two of which are double with fitted wardrobes to the master and a three piece family bathroom. Externally, to the rear of the property is a landscaped garden comprising laid flagstones and block paving, astro turfed lawn with elevated flowerbeds and gated access to the side leading to the front of the property where there is a mature lawned garden and driveway. The property further benefits from a detached garage with power and fitted cupboards and worktops. The property is sold with the benefit of no onward chain.

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

Entrance to the property leads into the entrance hall.

ENTRANCE HALL (4' x 3'5) Wood effect laminate flooring and doors leading to the cloakroom and dining lounge.

CLOAKROOM (5' x 4') Two piece suite comprising wash hand basin and WC. Tiled splashback, radiator, wood effect laminate flooring and frosted double glazed UPVC window to the side.



CLOAKROOM

DINING LOUNGE (24' x 15') Double glazed UPVC window to the front, double glazed UPVC window to the rear, three radiators, coving to the ceiling, fireplace, fitted storage cupboard, staircase leading to the first floor and door to the kitchen.



DINING LOUNGE

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DINING AREA

KITCHEN (9' x 8') Fitted kitchen incorporating sink with drainer and mixer tap, electric oven and grill, four burner gas hob with tiled splashback and extractor hood above, plumbing for washing machine, radiator, wood effect laminate flooring, Worcester gas boiler, double glazed UPVC window to the rear, double glazed UPVC door to the conservatory.



KITCHEN

CONSERVATORY (9' x 7') Wood effect laminate flooring and double glazed UPVC French doors to the rear garden.



CONSERVATORY

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FIRST FLOOR

LANDING Double glazed UPVC window to the side, built-in storage shelved storage cupboard and doors to three bedrooms and family bathroom.

BEDROOM 1 (10' x 8') Double glazed UPVC window to the front, radiator, coving to the ceiling and fitted wardrobe with sliding mirrored doors.



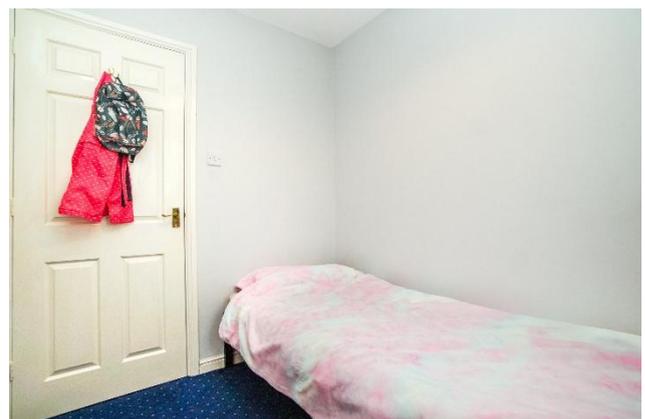
BEDROOM 1

BEDROOM 2 (12' x 8') Double glazed UPVC window to the rear, radiator and coving to the ceiling.



BEDROOM 2

BEDROOM 3 (8'5 x 7') Double glazed UPVC window to the rear and radiator.



BEDROOM 3

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FAMILY BATHROOM (6'5 x 6'5) Three piece suite comprising shower over panelled bath, wash hand basin with mixer tap and WC. Tiled splashback, heated towel rail, wood effect laminate flooring and frosted double glazed UPVC window to the front.



BATHROOM

OUTSIDE To the rear of the property is a fenced and hedged low maintenance garden comprising block paving, laid flagstones, astro turf, elevated flowerbeds and laid shillies, external water tap and gated access to the side of the property, which leads to the driveway and lawned garden to the front. The property also has a detached garage.

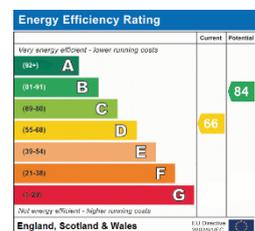
DETACHED GARAGE (19' x 9'5) Power and lighting, fitted cupboards and worktops.



REAR GARDEN

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.