

Cumbrian Properties

5 Hutton Gardens, Penrith



Price Region £375,000

EPC-C

Extended detached property | Cul-de-sac location
1 reception | 3 double bedrooms | Kitchen/Dining/ Sun Room
14 Solar panels / battery | Driveway, garage & landscaped gardens

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This extended, three double bedroom, is neutrally decorated and immaculately presented throughout and briefly comprises entrance porch, entrance hall with oak flooring and fitted storage cupboards, 22'5 bay-fronted lounge with bi-fold doors to the sun room, fitted kitchen with integrated appliances, granite worksurfaces and oak flooring leading to the dining/sun room which opens onto the rear garden. There is also a useful utility room with fitted cupboards along with a cloakroom/utility with plumbing for a washing machine. To the first floor there are three double bedrooms – fitted wardrobes to the master, and a good size four piece bathroom including a freestanding bath. Landscaped, gravelled front garden with water feature and a well-maintained, landscaped rear garden incorporating lawn, patio, pond and water feature. Gated driveway, detached outbuilding currently used as a workshop, garage and residents parking.

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

Front door into entrance porch.

ENTRANCE PORCH Tiled flooring and door to the entrance hall.



ENTRANCE PORCH

ENTRANCE HALL (11' x 9'8) Radiator, storage cupboard, staircase to the first floor, coving to the ceiling, oak flooring, doors to lounge and kitchen/dining/sun room.



ENTRANCE HALL

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LOUNGE (22'5 x 19'8) UPVC double glazed bay window to the front, two radiators, fireplace housing a gas fire, coving to the ceiling and bi-fold doors to the sun room.



LOUNGE

KITCHEN/DINING/SUN ROOM (23'9 x 21')

KITCHEN AREA Fitted kitchen with integrated appliances including double fridge and dishwasher, four ring hob with extractor hood above, eye-level oven and grill, one and a half bowl sink unit with mixer tap, granite worksurfaces, oak flooring and door to utility.

DINING/SUN ROOM Coving to the ceiling, UPVC double glazed windows to the side and rear, and French doors to the side opening onto the garden.



KITCHEN



DINING/SUN ROOM

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UTILITY (14'9 x 5'3) Fitted cupboards and worksurface, tiled flooring, radiator, door to cloakroom, double glazed frosted window and door to the rear garden.

CLOAKROOM/UTILITY (6' x 5'3) WC, one and a half bowl sink unit, plumbing for washing machine, tiled flooring and UPVC double glazed frosted window to the front.



UTILITY



CLOAKROOM

FIRST FLOOR LANDING UPVC double glazed window to the side, coving, radiator, access to the insulated loft via a ladder, doors to bedrooms and bathroom.

BEDROOM 1 (15' x 11') UVC double glazed window to the front, radiator, coving and fitted wardrobes with sliding doors.



BEDROOM 1

BEDROOM 2 (11'7 x 10') UPVC double glazed window to the rear, radiator and coving.



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BEDROOM 3 (11' x 11') UPVC double glazed window to the front, radiator, coving to the ceiling and fitted shelved storage cupboard.



BEDROOM 3

BATHROOM (18' x 6'6) Four piece suite comprising WC, wash hand basin, free standing bath and corner shower unit. Tiled walls, radiator, coving to the ceiling and UPVC double glazed frosted window to the rear.



OUTSIDE Low maintenance gravelled front garden incorporating a water feature and paved path. Well-maintained, landscaped, tiered rear garden incorporating lawn, paved patio, pond and waterfall feature, floral borders, a variety of shrubs and trees, external water tap and gated access to the side of the property. There is also a gated driveway to the rear and outhouse, currently used as a workshop, with power, light and worksurfaces. The property also benefits from a **SINGLE GARAGE** in a separate block, with up and over door, and residents parking.

SOLAR PANELS 14 solar panels fitted (4.2km) + battery

COUNCIL TAX To be confirmed

TENURE – To be confirmed

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.

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GARDEN



OUTBUILDING



DRIVE



REAR OF THE PROPERTY



GARAGE BLOCK

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		