

Cumbrian Properties

34 Brentfield Way, Penrith



Price Region £320,000

EPC-

Extended semi-detached property | Generous size plot
Living dining/kitchen | 4 bedrooms | 1 bathroom
Gardens & driveway | Further extension requiring completion

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A substantial family home extended by the current vendors with a further extension requiring completion. The accommodation briefly comprises entrance hall, lounge with wood burning stove and French doors opening to the extended living/dining/kitchen with bi-folding doors onto the rear patio enjoying fabulous views across the town towards the distant fells. Cloakroom accessed from the landing area and four bedrooms and bathroom to the first floor. The master bedroom, boasting a floor to ceiling window, does require decoration and flooring. Driveway to the front of the property providing off-road parking and spacious rear garden with summer house and garden shed. The side extension, which does require completion, has plans showing a utility room accessed from the living/dining/kitchen with stairs down to a snug with office area. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC double glazed door into entrance hall.

ENTRANCE HALL Staircase to the first floor, radiator and understairs storage cupboard. Door to lounge and opening to the dining kitchen. Steps up to landing area.

LOUNGE (18' max x 13'6 max) Inset fireplace housing a wood burning stove, radiator, wood flooring, UPVC double glazed window to the front and UPVC double glazed French doors to the dining area.



LOUNGE

LIVING DINING KITCHEN (22' max x 21'8 max)

KITCHEN AREA Fitted kitchen incorporating a one and a half bowl stainless steel sink unit with mixer tap, five ring induction hob, integrated oven and microwave, space for American style fridge freezer, integrated washing machine, dishwasher and wine cooler. Vertical radiator, ceiling spotlights, wood effect flooring and UPVC double glazed window with lovely views across the town towards the fells.

LIVING DINING AREA Vertical radiator, wood effect flooring and UPVC double glazed bi-fold doors opening onto the patio.

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DINING KITCHEN

LANDING AREA UPVC double glazed window and glazed oak door to the cloakroom.

CLOAKROOM Two piece suite comprising low level WC and vanity unit wash hand basin. Towel rail radiator and UPVC double glazed window.

FIRST FLOOR

HALF LANDING UPVC double glazed window.

LANDING Radiator, loft access, doors to bedrooms and bathroom.

BEDROOM 1 (17'3 x 9'3 max) Part of the new extension this room does require further work to complete but currently has UPVC double glazed feature window with fantastic views across the town towards the fells, and space for an en-suite shower room.



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BEDROOM 2 (12' max x 11') UPVC double glazed window and radiator.



BEDROOM 2

BEDROOM 3 (13'6 max x 10' max) UPVC double glazed feature window and underfloor heating.



BEDROOM 3

BEDROOM 4 (11' max x 10' max) UPVC double glazed window and underfloor heating. This room has a mezzanine floor currently accessed via a ladder.



BEDROOM 4

BATHROOM (8'7 x 5'6) Three piece suite comprising shower above panelled bath, low level WC and vanity unit wash hand basin. Towel rail radiator, tiled flooring, ceiling spotlights and UPVC double glazed frosted window.

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BATHROOM

SIDE EXTENSION Requiring completion. UPVC double glazed front door and will be accessed from the dining kitchen.

AREA (10'7 x 8'5 approx) Stairs lead down to the garden level.

GARDEN LEVEL (20'4 x 13'7 approx)

OUTSIDE Block paved driveway to the front of the property providing off-road parking and low maintenance stone chipped area. To the rear of the property is a patio area, accessed via the bi-fold doors, with steps leading down to a spacious garden with summer house. Gated access leads to a further garden area with garden shed. The garden benefits from the lovely views across the town towards the distant fells.



REAR EXTERNAL



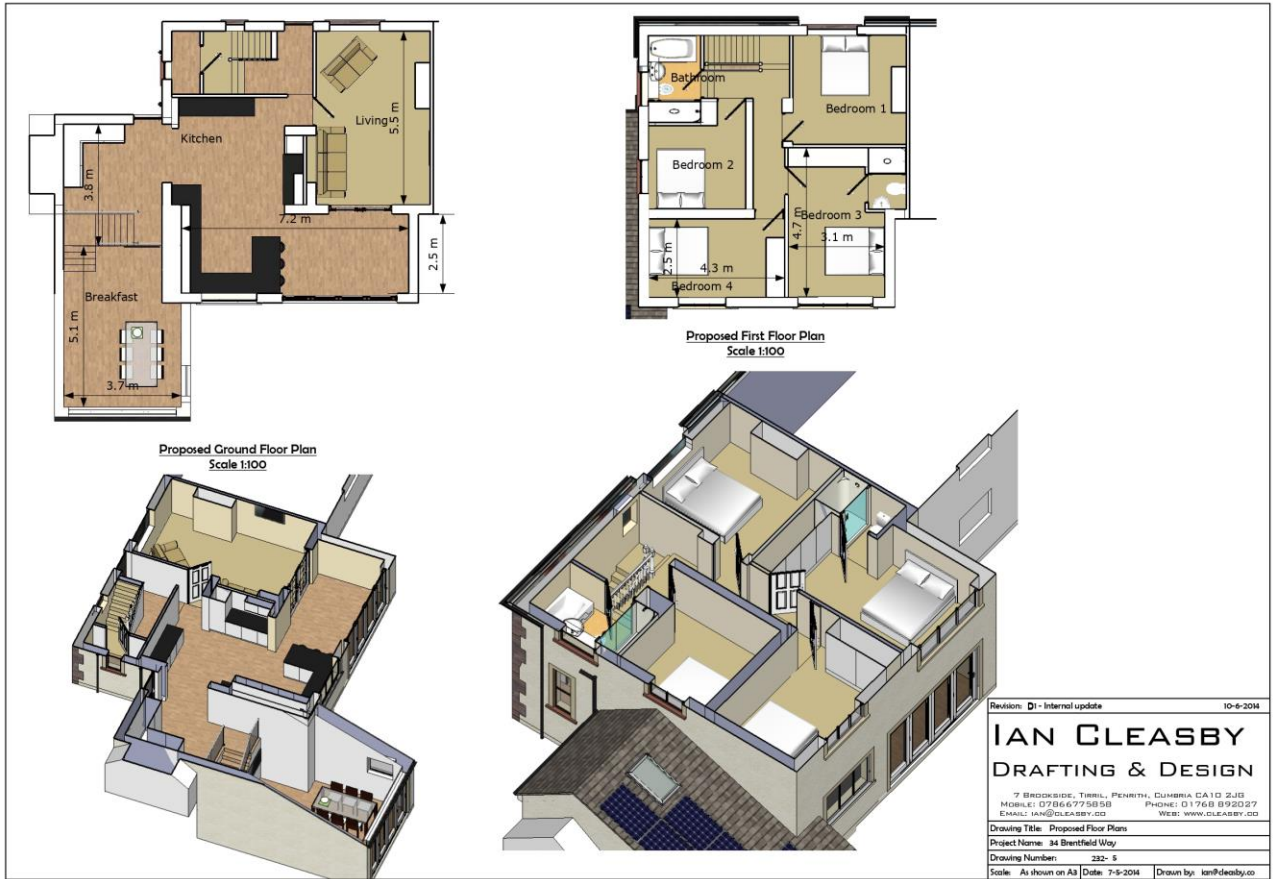
VIEW

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is in tax band B.

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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Revision: D1 - Internal update 10-6-2014

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Drawing Title: Proposed Floor Plans
 Project Name: 34 Brentfield Way
 Drawing Number: 232-5
 Scale: As shown on A3 | Date: 7-9-2014 | Drawn by: ian@cleasby.co

Do not scale this drawing, use dimensioned sizes only

PROPOSED FLOOR PLAN



Revision: D

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Drawing Title: External Views
 Project Name: 34 Brentfield Way
 Drawing Number: 232-10
 Scale: As shown on A3 | Date: 7-9-2014 | Drawn by: ian@cleasby.co

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REAR EXTERNAL DRAWING

7/ 34 BRENTFIELD WAY, PENRITH



SIDE EXTENSION

EPC TO FOLLOW

reasons to sell with us...

more than

455

properties listed in our
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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