

# Cumbrian Properties

22 Norfolk Place, Penrith



Price Region **£295,000**

**EPC-**

Detached house | Popular area of Castletown  
3 receptions | 4 bedrooms | 2 bathrooms  
Detached garage | Generous accommodation throughout

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## 2/ 22 NORFOLK PLACE, PENRITH

An impressive, detached family home located in the popular and convenient area of Castletown. Occupying a generous plot with detached garage and parking, this property provides ample space for a growing family inside and out. Internally the property would benefit from upgrading but provides huge scope for those looking to put their own stamp on a great home. The sizeable accommodation briefly comprises entrance porch, entrance hallway, utility/store room which was previously the integral garage, kitchen, dining room, lounge and garden/family room. To the first floor there are four double bedrooms and shower room with the master bedroom boasting a dressing area and en-suite shower room. Outside the property has a lawned rear garden with gated access leading to the detached garage and additional parking space. To the side is a low maintenance garden with garden shed and to the front is a block paved driveway for two cars. Sold with no onward chain, this property offers an exciting opportunity to purchase a unique home with various options in which to improve and add value.

The accommodation with approximate measurements briefly comprises:

**UPVC double glazed front door into the entrance porch.**

**ENTRANCE PORCH** UPVC double glazed windows to the side and door into the entrance hall.

**ENTRANCE HALL** Staircase to the first floor, radiator, coving to the ceiling and understairs storage cupboard. Doors to kitchen, lounge, cloakroom and utility/store room.

**CLOAKROOM** Low level WC, wash hand basin, part tiled walls, radiator and wood framed double glazed window to the side.

**UTILITY/STORE ROOM (21' x 10')** Converted from the integral garage with a range of wall and base units with worksurfaces incorporating a single bowl sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, wall mounted boiler, door to the side and UPVC double glazed sliding patio door to the front.



UTILITY/STORE ROOM

**KITCHEN (16' x 9'9)** Fitted kitchen incorporating a single bowl sink unit, built-in oven and hob with extractor hood above, plumbing for dishwasher, space for fridge freezer, UPVC double glazed window to the front, radiator, coving to the ceiling and door to dining room.

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KITCHEN

**DINING ROOM (12'8 x 9'9)** Radiator, coving to the ceiling, folding doors to the lounge and wood framed double glazed sliding door to the garden/family room.



DINING ROOM

**LOUNGE (17'8 x 15'5)** Wood burning stove, wood effect laminate flooring, radiator and wood framed double glazed sliding doors to the garden/family room.



LOUNGE

**GARDEN/FAMILY ROOM (26' x 11'7 narrowing to 8')** Three double glazed skylights, double glazed windows to the side and rear, UPVC double glazed doors to the garden, radiator, wood effect flooring and electric fire with stone effect hearth and surround.

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GARDEN/FAMILY ROOM

**FIRST FLOOR LANDING** Access to the boarded loft with light, via a pull down ladder. Shelves storage cupboard with radiator, doors to bedrooms and shower room.

**SHOWER ROOM** Three piece suite comprising shower cubicle, low level WC and vanity unit wash hand basin. Heated towel rail, tiled flooring, tiled walls and wood framed double glazed window to the side.



SHOWER ROOM



BEDROOM 1

**BEDROOM 1 (12' x 9'9)** Two radiators, built-in wardrobes, coving to the ceiling, archway to the dressing area and door to the en-suite shower room.

**DRESSING AREA (9'9 x 7'9)** UPVC double glazed window to the front.

**EN-SUITE SHOWER ROOM** Walk-in shower, wash hand basin, fully tiled walls, tiled flooring, heated towel rail and double glazed Velux skylight.



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**BEDROOM 2 (13' x 9'9)** Built-in wardrobes, radiator, coving to the ceiling and UPVC double glazed window to the rear.



BEDROOM 2

**BEDROOM 3 (13' x 9'9)** Built-in wardrobes, radiator, coving to the ceiling and UPVC double glazed window to the rear.



BEDROOM 3

**BEDROOM 4 (15'3 x 9'9)** UPVC double glazed window to the front, radiator, coving to the ceiling and built-in wardrobes.



BEDROOM 4

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**OUTSIDE** Block paved driveway to the front of the property providing parking for two cars with a low maintenance garden to the side. Enclosed rear garden mainly laid to lawn with a raised seating area, garden shed, raised flower beds, gated access to both sides of the property and a detached garage located at the end of the garden with additional parking available in front.



GARDEN



REAR OF THE PROPERTY



FRONT OF THE PROPERTY



SIDE GARDEN

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DETACHED GARAGE

**TENURE** We are informed that the tenure is Freehold

**COUNCIL TAX** We are informed the property is Tax Band E.

**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

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

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