

**WILKES
GREEN
HILL**

Residential
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Letting Agents

23 Cumberland Close, Clifton, Cumbria, CA10 2EN



- **Modern Detached Family Home, Extended to the Ground Floor**
- **Smart, Stylish and Flexible Family Accommodation**
- **Desirable Village Location 3 Miles South of Penrith**
- **Living Room, Conservatory + Dining Kitchen**
- **Ground Floor Double Bedroom with Bathroom**
- **3 First Floor Bedrooms + Shower Room**
- **Enclosed Gardens to the Front and Rear + Garage/Workshop**
- **Wood Burning Stove + Modern Electric Panel Heaters**
- **Tenure - Freehold. Council Tax Band - D. EPC - E**

Asking price £320,000

Set in the desirable village of Clifton, just under 3 miles from the centre of Penrith surrounded by beautiful countryside and close to the Lake District National Park, 23 Cumberland Close is a comfortable, stylish and flexible family home with smart accommodation comprising; Entrance Hall, Living Room, Conservatory, Dining Kitchen, Ground Floor Double Bedroom and Bathroom which could suit a dependant relative. To the first floor there are 2 further Double Bedrooms, a Single Bedroom, ideal for an office and a Shower Room.

Outside there an attractive Forecourt Garden and a Low Maintenance enclosed Rear Garden which offers a high level of privacy. There is also a Workshop/Store, created from the garage which could be re-instated if required.

The property also benefits from; uPVC Double Glazing, Modern Electric Heaters and a Wood Burning Stove in the living room.

Location

From the centre of Penrith, head south on the A6, drive through Eamont Bridge and into Clifton. Drive passed the school and down the hill and turn left into Cumberland Close.

The what3words position is; spooked.speakers.widen

Amenities

In the village of Clifton, there is a Primary School, Public House . All main facilities are in Penrith, a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property.

Tenure

The property is freehold and the council tax is band D

Referral Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

Viewing

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ACCOMMODATION

Entrance

Through a composite security door to the;

Hallway 6' x 12'2 (1.83m x 3.71m)

Stairs, with natural wood handrails and a storage cupboard below, lead to the first floor. The flooring is laminate and there is a modern electric panel heater, a telecoms point and a UPVC double glazed window to the front. Doors open to the side lobby and;



Living Room 11'1 x 14'5 (3.38m x 4.39m)

To one corner is a contemporary woodburning stove set on a stone hearth. There is a satellite lead, a part glazed door to the dining kitchen and sliding double glazed doors to the;



Conservatory 9'3 x 8'6 (2.82m x 2.59m)

Being a UPVC double glazed frame set on a low brick wall and having polycarbonate roof, double doors opening to the garden and wood effect laminate flooring. There is a modern electric panel wall heater.



Dining Kitchen 17'7 x 10'10 (5.36m x 3.30m)

Fitted with contemporary gloss, pale grey fronted units and a marble effect worksurface incorporating a one and a half bowl single drainer sink with mixer tap and tiled splashback. There is a built-in Bosch electric oven and induction hob with a glass splashback and an extractor hood, a built-in fridge freezer and plumbing for a dishwasher. The flooring is wood effect laminate and UPVC double glazed windows face to the front and rear providing good natural light. A UPVC double glazed door opens to the side porch;



Side Porch

Having UPVC double glazed window and a part glazed door to the garden.

Side Lobby/Laundry Area

With plumbing for a washing machine and a vent for a tumble dryer. There is a door to the bathroom and an open doorway to the;

Ground Floor Bedroom 10'9 x 11' (3.28m x 3.35m)

Having a modern panel wall heater and UPVC double glazed doors opening to the rear garden.



Bathroom 5'3 x 7'9 (1.60m x 2.36m)

Fitted with a contemporary lavatory, a wash basin with cabinet below and a square ended bath having a mains fed shower over, tiles around and a clear shower screen. The floor is tiled, the ceiling has recessed downlights and there is a chrome heated towel rail, shaver socket, an extractor fan and a UPVC double glazed window .

**First Floor - Landing**

A recessed airing cupboard houses the hot water tank. There is a UPVC double glazed window to the front and a ceiling trap gives access to the roof space.

Bedroom Two 10' x 12'11 (3.05m x 3.94m)

Having a UPVC double glazed window to the rear overlooking the garden.

**Bedroom Three 8'10 x 12'6 (2.69m x 3.81m)**

A UPVC double glazed window to the rear looks out over the garden.

**Bedroom Four 8'5 x 6'9 (2.57m x 2.06m)**

Having a UPVC double glazed window to the front.

Shower Room 7'2 x 5'5 (2.18m x 1.65m)

Fitted with a contemporary toilet, a wash basin and a shower enclosure with a Mira electric shower over and tiles around. The floor is tiled and the ceiling has recessed downlights. There is a heated towel rail, a shaver socket, an extractor fan and a UPVC double glazed window to the front.



Outside

The front garden is laid to lawn with shrub borders and a natural timber boundary fence with a gate to the pavement.



The rear garden has a high fence around and is laid mainly to stone flags with a retaining wall around two sides with well stocked flower and shrub bed above.



To one side of the garden is an area laid to artificial turf with a covered pergola over allowing outdoor seating in the event of rain.

Accessed from the Pergola is a;



Garden Shed 8' x 7' (2.44m x 2.13m)

With a light and PowerPoint.

Wooden double gates allow vehicle access from the roadside to a concrete off-road parking area currently used for the log store which also leads to the

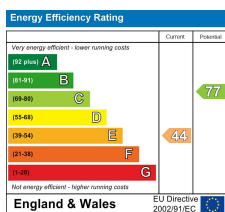
Garage or Workshop + Store

Having double wooden doors to the front light and power supply, a panel wall heater and a UPVC double glazed door to the rear.

There is a central division wall in the garage which is currently used for storage but the could easily be removed and used for a car.



GROSS INTERNAL AREA
TOTAL: 118 m²/1,267 sq ft
FLOOR 1: 74 m²/798 sq ft FLOOR 2: 44 m²/469 sq ft
EXCLUDED AREA: GARAGE/WORKSHOP: 8 m²/83 sq ft STORAGE: 5 m²/57 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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