

## 20 Carleton Hall Gardens, Penrith, CA10 2AL



- **Spacious and Flexible Detached Spilt Level Family Home**
- **Cul-de-Sac Location**
- **Living Room, Dining Kitchen + Snug/Sitting Room**
- **4 Bedrooms, 2 En-Suite Shower Rooms + House Shower Room**
- **Excellent Potential for an Annex for a Dependant Relative**
- **Off Road Parking + Integral Garage**
- **Attractive Enclosed Rear Garden with a South Westerly Aspect**
- **uPVC Double Glazing + Gas Central Heating via a Condensing Boiler**
- **Tenure- Freehold. Council Tax Band - E. EPC - C**

**Asking price £375,000**

Built for the current owners in 2001, 20 Carleton Hall Gardens combines the benefits of space, flexibility and efficiency, creating a wonderful family home that will suit many different needs, including a large family or those requiring an annex for a dependant relative. The accommodation is split level and currently offers; Entrance Hall, Dining Kitchen, Living Room, 4 Bedrooms, 2 En-Suite Shower Rooms and a House Shower Room. Outside there is Off Road Parking, a generous Integral Garage and to the side and rear is an attractive enclosed garden with a south westerly aspect and a decked terrace which benefits from the evening sun.

The property also has the benefit of uPVC Double Glazing and Gas Central Heating via a Condensing Boiler.

## **Location**

From the centre of Penrith, head South on King Street which becomes Victoria Road and then Bridge Lane. At the A66 roundabout, take the first exit on the A686, signposted to Alston. Take the first left turn into Carleton Hall Road and then turn right into Carleton Hall Gardens., number 20 is the first house on the right.

## **Amenities**

Penrith is 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, gas and electricity are connected to the property.

## **Tenure**

The property is freehold and the council tax is band E.

## **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**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

Through an open porch with a uPVC double glazed door and side window to the;

## Hallway

Stairs lead up to the upper and lower levels with a glazed balustrade and polished oak handrails. The flooring is ceramic tiled. A door opens to the garage and a part glazed door opens to the:



## Dining Kitchen 17'2 x 11'4 (5.23m x 3.45m)

Fitted with a range of contemporary white fronted wall and base units and a grey flecked worksurface incorporating a ceramic one and a half bowl single drainer sink with mixer tap and marine board splashback. There is a built-in electric double oven, a gas hob with stainless steel extractor hood and space for a large American fridge freezer. The floor is ceramic tiled. There is a double radiator, a uPVC double glazed window with integral Venetian blinds to the front and a patio door to the side terrace with colonial shutter blinds.



## First Floor - Landing

There is a double radiator and the stairs continue to the upper floor with a glazed balustrade and polished oak handrails. Doors open to a bedroom, the shower room and;

### Living Room 16'6 x 11'4 (5.03m x 3.45m)

A uPVC double glazed tilt and slide door with side window and integral Venetian blinds opens to a rear Juliet balcony and a uPVC double glazed window faces to the side. There is a wall mounted remote control living flame electric flame effect fire, a double radiator, a TV aerial point, a satellite lead and telephone point



### Bedroom One 7'4 x 11'3 (2.24m x 3.43m)

A uPVC double glazed window with integral Venetian blinds faces to the rear. There is a double radiator and access to a low-level storage area.



### Shower Room

Fitted with a large shower enclosure having a mains fed shower and the wash basin and toilet are set in a vanity unit with storage cabinets and a concealed cistern. The ceiling is uPVC panelled with recessed downlights, the walls are fully tiled and there is a heated towel rail, an extractor fan and a uPVC double glazed window.



## Upper Floor - Landing

The ceiling is sloped with a double glazed Velux window.

The landing has ample room to use this as a study area.



## Principal Bedroom 18'11 x 11'3 (5.77m x 3.43m)

A uPVC double glazed window with integral Venetian blinds faces to the front and there is a built-in wardrobe with hanging and shelf space, a double radiator and a TV aerial point. A door opens into the;



## En-Suite 4' x 7'8 (1.22m x 2.34m)

Fitted with a contemporary toilet and a wash basin with drawers below, pillar taps and mirror cabinet above. There is a shower enclosure with a mains fed twin head shower and marine boarding to 3 sides. The ceiling is uPVC panelled with recessed downlights and the the flooring is laminate. There is an extractor fan and a chrome heated towel rail.



### **Bedroom Three 12'1 x 11'4 (3.68m x 3.45m)**

A uPVC double glazed dormer window with integral Venetian blinds faces to the front. There is eaves storage cupboard below the window and a double radiator.



### **Lower Level**

The lower level has previously been used to create a separate living area for a dependent relative and this could be easily be reinstated if needed.

### **Hallway**

With vinyl tiled flooring, a double radiator and access to an under stairs store. Doors open into bedroom four and a;



### **Snug/Sitting Room 10'6 x 11'3 (3.20m x 3.43m)**

uPVC double glazed patio doors with integral Venetian blinds open to the garden. The flooring is vinyl tiled and there is a modern column radiator, a double radiator, a telephone point and a TV point.



### **Bedroom Four 10'7 x 11'4 (3.23m x 3.45m)**

To one wall are built in wardrobes with hanging and shelf space. There is a double radiator, a TV aerial point and a uPVC double glazed window with integral Venetian blinds to the rear.



### **En-Suite 5'6 x 7'9 (1.68m x 2.36m)**

Fitted with a toilet, a wash basin and a large shower enclosure having a Mira mains fed shower, marine boarding to 3 sides and a clear shower screen. There is a double radiator and an extractor fan.



### **Outside**

A block paved driveway with gravel bed to one side provides off-road parking and access to the;



### **Integral Garage 20'6 x 11'5 (6.25m x 3.48m)**

Having an automatic up and over door, lights and power. To one end is a base unit with a stainless steel single drainer sink having hot and cold water. There is plumbing for a washing machine and space for further appliances. The wall mounted Worcester gas fired condensing Combi boiler provides the hot water and central heating.

A flagged path and metal gate to each side of the house gives access to the side and rear garden.

To the side of the house is a raised composite deck area with glass and stainless steel balustrade around which is accessed from the kitchen patio door and having a westerly aspect, benefits from the evening sun.

Steps lead down to the garden.



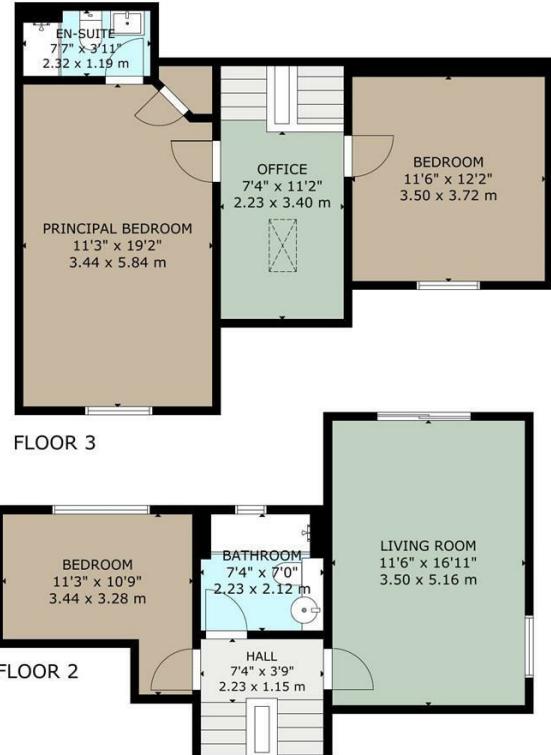
The garden area extends around the side and the rear of the house with a well stocked shrub bed by the deck and a large attractive block paved patio to the rear.

There is a high wooden fence around the garden, providing a good degree of privacy and with the south and westerly aspect the garden enjoys a high level of direct sunlight





FLOOR 1



FLOOR 3

FLOOR 2

GROSS INTERNAL AREA

TOTAL: 156 m<sup>2</sup>/1,679 sq ft  
 FLOOR 1: 70 m<sup>2</sup>/756 sq ft, FLOOR 2: 38 m<sup>2</sup>/405 sq ft, FLOOR 3: 48 m<sup>2</sup>/518 sq ft  
 EXCLUDED AREAS: GARAGE: 23 m<sup>2</sup>/243 sq ft, BALCONY: 12 m<sup>2</sup>/124 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(91-90) B			
(89-80) C			
(55-40) D			
(39-24) E			
(21-13) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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