

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

14 Norfolk Place, Penrith, CA11 9BE



- **Newly Refurbished Modern Mid Terrace Family Home**
- **Convenient Location Close to Penrith Town Centre**
- **Living Room + Dining Kitchen**
- **3 Double Bedrooms, En-Suite Shower Room + House Bathroom**
- **Off Road Parking + Integral Garage**
- **Low Maintenance Enclosed Rear Garden**
- **uPVC Double Glazing + Gas Central Heating**
- **Tenure - Freehold. Council Tax Band - B. EPC- C**

Asking price £230,000

This smart and comfortable family home has been significantly updated and improved by the current owners over the last 4 years to create a stylish and spacious family home with accommodation comprises; Entrance Porch, Dining Kitchen, Living Room, 3 Double Bedrooms, an En-Suite Shower Room and a House Bathroom.

Outside there is Off Road Parking for two cars, an Integral Garage and a Rear Garden, laid mainly to stone flags for ease of maintenance.

The property also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler.

Location

From the centre of Penrith, head up Castlegate, cross over the first mini roundabout and take the first exit at the second mini roundabout. Cross over the railway bridge, follow the road round the left and tight hand bends and then turn left into Norfolk Place. Number 14 is 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 Freehold

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

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

ACCOMMODATION

Entrance

Through a composite security door to the:

Porch

Having a wall mounted MCB consumer unit, a uPVC double glazed window to the front, vinyl tiled flooring and a glazed door to the;

Dining Kitchen 13'6 x 10'4 (4.11m x 3.15m)

Fitted with a range of white fronted cottage style wall and base units and a wood effect worksurface incorporating a ceramic single drainer sink with mixer tap and tiled splashback. There is a built-in electric oven and gas hob with cooker hood and space for an upright fridge freezer. The flooring is an oak style laminate and there is a double radiator. Stairs lead to the first floor with access to a store cupboard below, a door opens into the garage and there is a broad opening to the:



Living Room 12'7 x 13'7 (3.84m x 4.14m)

Oak style laminate flooring follows through from the kitchen and there are two double radiators, a satellite lead and a TV point. uPVC double doors open to the rear garden.



First Floor-Landing

Two ceiling traps give access to the roof space and a recessed airing cupboard houses a Worcester condensing combi boiler providing the hot water and central heating.

Bedroom One 10'6 x 13'3 (3.20m x 4.04m)

Built in wardrobes along one wall give hanging and shelf storage. There is a double radiator, and a uPVC double glazed window to the rear overlooking the garden. A door opens to the;



Ensuite 5'6 x 5'11 (1.68m x 1.80m)

Fitted with a contemporary toilet, a wash basin with cabinet below and a quadrant shower enclosure with a mains fed shower over. The walls are fully tiled, the ceiling has recessed downlights and the flooring is LVT. There is an extractor fan and a chrome heated towel rail.



Bedroom Two 9'8 x 10' plus door recess (2.95m x 3.05m plus door recess)

There is a large recessed cupboard above the stairs, a double radiator and a uPVC double glazed window to the front.



Bedroom Three 10'4 x 8'11 plus door recess (3.15m x 2.72m plus door recess)

Having a single radiator and a uPVC double glazed window to the front.

Bathroom 7'9 x 5'6 (2.36m x 1.68m)

Fitted with a contemporary toilet, a wash basin set in a wash stand with drawers below and a square ended bath having wall mounted taps and a mains fed twin head shower over and tiles around. The ceiling has recessed downlights, the walls are part tiled and there is a chrome heated towel rail, an extractor fan and a uPVC double glazed window faces to the rear.



Outside

To the front of the house is a part block paved and part tarmac forecourt giving off-road parking for at least two cars and access to the;

Garage 19'9 x 9'1 (6.02m x 2.77m)

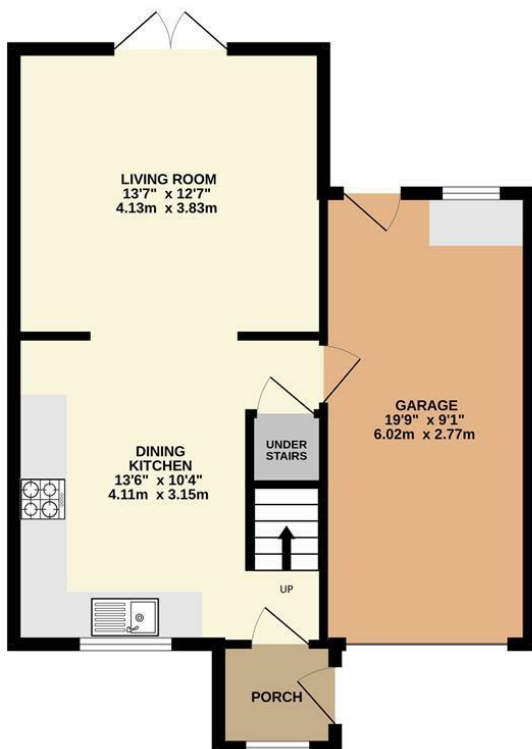
Having an up and over vehicle door and a uPVC double glazed window and door to the rear. There is a light, power points, a water supply and a double radiator. There is also plumbing for a washing machine and space for a tumble dryer.

The rear garden has been stone flagged for ease of maintenance with a raised bed along the rear boundary planted with flowers and shrubs.

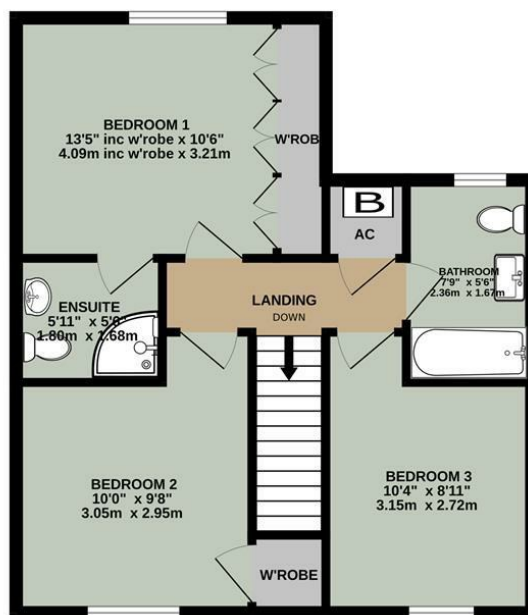
There is an outside light and an outside tap.



GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.

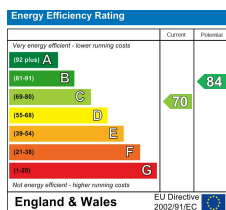


1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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