

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

2 Freesia Gardens,, Penrith, Cumbria, CA11 8FP



- **Smart and Spacious Modern Detached Family Home**
- **Living Room and Large Open Plan Dining Kitchen-Day Room + Utility and WC**
- **5 Bedrooms, En-Suite Bathroom with Separate Shower + House Bathroom**
- **Off Road Parking + Integral Garage**
- **Securely Enclosed Garden to the Rear**
- **Many Extras Over the Builder Specification**
- **uPVC Double Glazing + Gas Central Heating**
- **Tenure - Freehold. Council Tax Band - E. EPC - B**

Price £420,000

In the successful Charles Church Development, Woodbury Heights, number 2 Freesia Gardens is an excellent example of a spacious detached family home which has had a plethora of extras ordered by the owner, above the builder normal specification including; an upgraded kitchen, tiled flooring to most of the ground floor, Colonial and integral blinds, recessed ceiling lighting in most of the rooms, built in wardrobes in 3 of the bedrooms and the rear garden has been landscaped. The accommodation comprises; Entrance Hall, Living Room a large Kitchen/Dining/Day Room, Utility Room, Cloakroom, 4 Double Bedrooms, a fifth Bedroom/Office/Dressing room, an En-Suite Bathroom with separate shower and a House Bathroom with a separate shower. Outside there is Off Road Parking to the front leading to an Integral Garage and to the rear is a securely enclosed Rear Garden. The property also benefits from uPVC Double Glazing and Gas Central Heating from a a Condensing Boiler combined with the modern high efficiency Insulation to give an impressive EPC rate of B.

Location

From the centre of Penrith, head South on King Street and fork left at the traffic lights into Roper Street which becomes Carleton Road. drive to the top of the hill and at the T-junction, turn left on the A686. Take the next left in to Carleton Hill Road, left in to Primrose Drive. follow the road up the hill and take the third right turn into Crocus Avenue, left into Lily Drive and left again into Freesia Gardens.

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.

We understand that that once the whole site is completed, the upkeep of the communal areas will be transferred to a Management Co Ltd and the cost thereof borne by the residents.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a composite security door to the;

Hall

Stairs lead to the first floor with cupboard below. The floor is tiled and there is a single radiator, recessed downlights and oak doors off.



Living Room 14'11 x 11'5 (4.55m x 3.48m)

Having a contemporary living flame electric fire, recessed downlights and a TV/Satellite point, an internet point and a double radiator. A uPVC double glazed window with colonial blinds faces to the front.



Dining Kitchen/Day Room 11'3 x 28 (3.43m x 8.53m)

Running the full width of the house with a seating area to one end and the kitchen to the other. The ceiling has recessed downlights in three zones, the flooring is tiled throughout and there are two double radiators.



The kitchen is fitted with a range of gloss grey fronted units with a contemporary quartz work surface incorporating a 1 1/2 bowl single drainer sink with mixer tap. There are two built in electric ovens, a five ring gas hob, an integral fridge freezer and dishwasher.



There is a uPVC double glazed window and two pairs of patio doors opening onto the rear garden and an oak door leads to the;



Utility Room 5'7 x 7'11 (1.70m x 2.41m)

With gloss grey fronted units to one side having a quartz work surface incorporating a stainless steel sink with mixer tap. One of the units houses the washing machine and there is space for a tumble dryer. The ceiling has recessed downlights, the floor is tiled and there is a single radiator and a uPVC double glazed door to the side.



Cloakroom

Fitted with a toilet and wash hand basin. The floor is tiled there is a single radiator and an extractor fan.



First Floor - Landing

There is a uPVC double glazed window to the front with colonial blinds, the ceiling has recessed downlights and a ceiling trap to the loft space and there is a recessed linen cupboard and oak doors off.



Bedroom One 12'11 x 11'5 (3.94m x 3.48m)

A uPVC double glazed window with colonial blinds faces to the front and there is a built in wardrobe with hanging and shelving, a TV point and a single radiator.



En-Suite 5'8 x 7'4 (1.73m x 2.24m)

Fitted with a white toilet, wash basin, bath and shower enclosure tiled to three sides with a mains fed shower over. The ceiling has recessed downlights, the floor is lino cushion flooring and the walls are part tiled. There is a chrome heated towel rail, an extractor fan and uPVC double glazed window.

**Bedroom Two 12'3 x 9'3 (3.73m x 2.82m)**

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

**Bedroom Three 8'5 x 12'7 (2.57m x 3.84m)**

Having built in wardrobes with hanging and shelving space, a single radiator and uPVC double glazed window to the rear.



Bedroom Four 11'10 x 8'4 (3.61m x 2.54m)

Having built in wardrobes with hanging and shelving space, a single radiator and uPVC double glazed window to the rear.



Bedroom Five/Office 8'6 x 6'6 (2.59m x 1.98m)

There is a single radiator and uPVC double glazed window to the rear.



Bathroom 7'1 x 9'3 (2.16m x 2.82m)

Fitted with a toilet, a wash basin, a bath and a separate shower enclosure, tiled to three sides with a Mira electric shower. The ceiling has recessed downlights, the floor is lino cushion flooring and the walls are part tiled. There is a shaver socket, a chrome heated towel rail, an extractor fan and uPVC double glazed window to the rear.



Outside

To the front of the house is a block paved forecourt for off road parking and access to the;

Garage 16'11 x 8'11 (5.16m x 2.72m)

With up and over door with light and power. A wall mounted Ideal Logic gas fired condensing boiler provides the hot water and central heating.

A path and gate to one side leads to the rear garden.

The rear garden is mainly to lawn with a patio by the house and a further patio to the corner and a gravel path and high brick wall around. There is an outside light and tap.



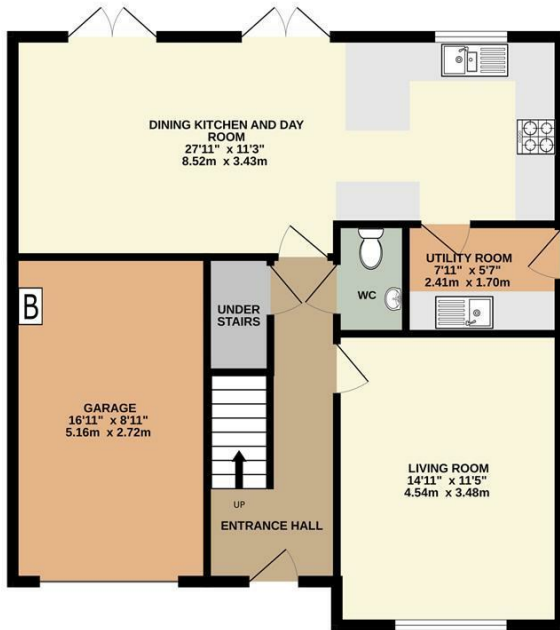
Referral Fee

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 :

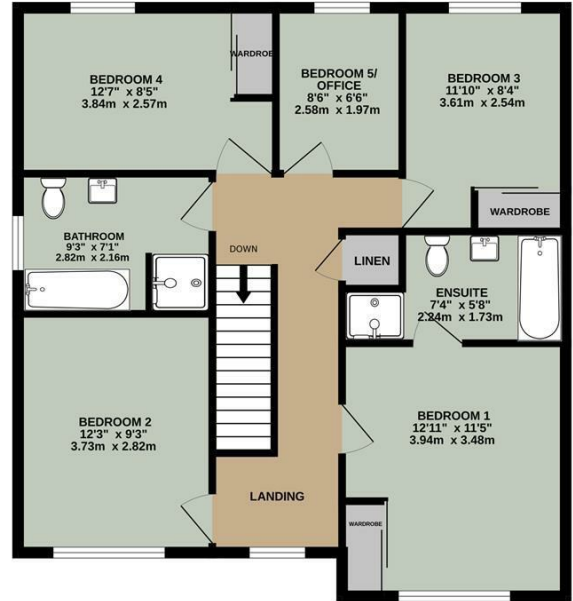
The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.

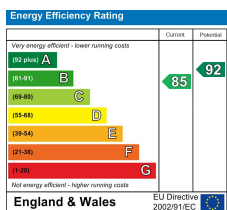


1ST FLOOR
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 1599 sq.ft. (148.6 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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