

**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 £430,000**

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**

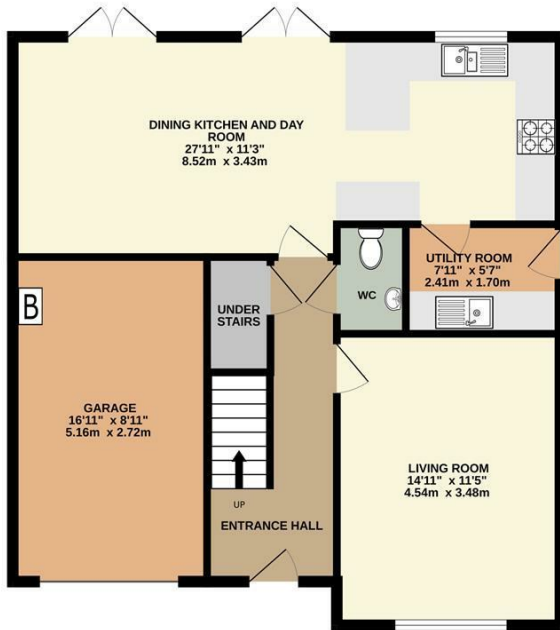
WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

The Right Advice (Bulman Pollard) Carlisle

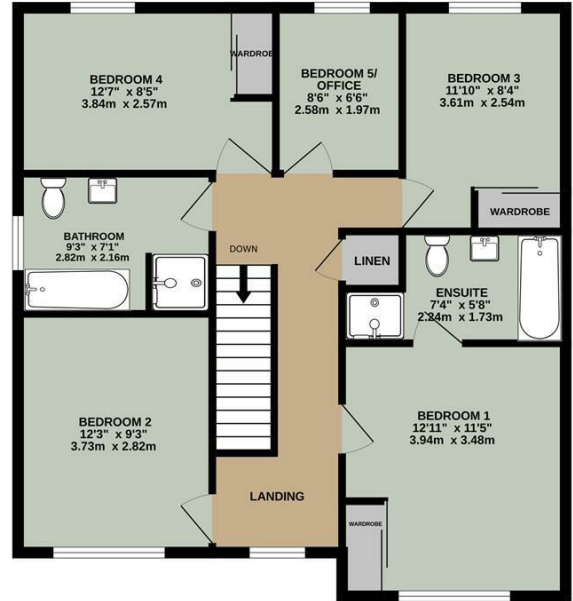
Average referral fee earned in 2024 was £253.00



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

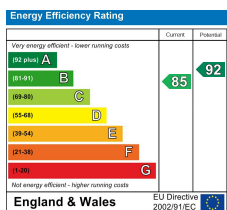


1ST FLOOR  
798 sq.ft. (74.1 sq.m.) approx.



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.  
Made with Metropix ©2024



Email - [info@wilkesgreenhill.co.uk](mailto:info@wilkesgreenhill.co.uk)  
Visit our Website - [www.wilkesgreenhill.co.uk](http://www.wilkesgreenhill.co.uk)

#### Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

#### Data Protection

We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane  
Penrith  
Cumbria  
CA11 7BP

T: 01768 867999  
F: 01768 895033  
[info@wilkesgreenhill.co.uk](mailto:info@wilkesgreenhill.co.uk)  
[www.wilkesgreenhill.co.uk](http://www.wilkesgreenhill.co.uk)

Registered in England and Wales No. 3210913  
Registered Office: 9 + 10 Angel Lane, Penrith

