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Residential  
Estate Agents  
Letting Agents

## **53 Norfolk Place, Penrith, CA11 9BE**



- **Deceptively Spacious Modern Mid Terraced Family Home**
- **Situated at the Head of the Cul-de-Sac**
- **Living Room, Kitchen with Pantry + Cloakroom**
- **3 Bedrooms, En-Suite Shower Room + Bathroom**
- **Off Road Parking Space + Garage**
- **Enclosed Rear Garden with a Southerly Aspect**
- **uPVC Double Glazing + Gas Central Heating**
- **Tenure - Freehold. Council Tax Band - B. EPC - C**

**Asking price £210,000**

Located at the head of the cul-de-sac, yet convenient for Penrith town centre, 53 Norfolk Place is larger than the first impression suggests, as this family home is much broader at the back than it is at the front. The accommodation comprises; Hallway, Kitchen with Pantry, Living Room, Rear Lobby, WC, Landing, 3 Bedrooms, En-Suite Shower Room + House Bathroom.

Outside there is an enclosed Rear Garden which enjoys a Southerly aspect and there is a Private Parking Space and a Garage in a separate block.

53 Norfolk Place also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler helping to give an EPC rating of C.

### **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 right hand bends and then turn left into Norfolk Place. Number 53 is at the head of the cul-de-sac in the left corner.

### **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 B.

### **Anti Money Laundering Requirements**

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A fee of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check..

### **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 a uPVC double glazed door to the;

### Hallway

Stairs lead to the first floor with a store cupboard below. There is a double radiator, a telecoms point and recessed shelving. A part glazed door opens to the rear lobby and a door opens to the;



### Kitchen 10'10 x 11'7 (3.30m x 3.53m)

Fitted with a range of shaker style wall and base units and a dark grey worksurface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is space for a slot in gas or electric cooker with extractor hood, plumbing for a washing machine and space for an upright fridge freezer. To one corner is a recessed pantry with lights, power point and shelves. A wall mounted Baxi condensing boiler provides the hot water and central heating. A uPVC double glazed window faces to the front and double doors open to the;



### **Living Room 12'5 x 22' (3.78m x 6.71m)**

To the corner is a built-in TV shelf and there are two double radiators. Two uPVC double glazed windows and sliding patio doors face onto the garden. A door opens to the;



### **Rear Lobby**

A uPVC double glazed door opens to the garden, a part glazed door leads back into the hallway and a door opens to the;

### **Cloak Room**

Fitted with a toilet, a wash hand basin and having a chrome heated towel rail, an extractor fan and a uPVC double glazed window to the rear.



### **First Floor-Landing**

A ceiling trap with folding wooden ladder gives access to the insulated and part boarded loft space.

### **Bedroom One 10'9 x 10'8 (3.28m x 3.25m)**

Built in wardrobes give hanging and shelf space and there is a double radiator and a uPVC double glazed window to the rear overlooking the garden.



**En-Suite 5'3 x 6'2 (1.60m x 1.88m)**

Fitted with a toilet, a wash basin and a corner shower enclosure with a mains fed Mira shower and being tiled to two sides. There is a single radiator, an extractor fan and a uPVC double glazed window to the rear.



**Bedroom Two 14'4 x 14'3 max (4.37m x 4.34m max)**

Built-in wardrobes along one side give hanging and shelf space. There is a double radiator and uPVC double glazed windows look out onto the rear garden.



**Bedroom Three 9'1 x 10'3 max (2.77m x 3.12m max)**

There is a double radiator and a uPVC double glazed window to the front. A recessed airing cupboard has a single radiator and shelves.



### **Bathroom 6'1 x 7'1 (1.85m x 2.16m)**

Fitted with a toilet, a wash basin and a steel bath having a Mira mains fed shower over, tiles around and a clear shower screen. There is a heated towel rail and a uPVC double glazed window to the front.



### **Outside**

A path from the parking area leads to the front door.

To the rear of the house is an enclosed garden area with a flagged patio by the house, a deck seating area and a gravel area with well stocked flower and shrub borders. To one corner is a wooden garden shed.



Approximately 50 m from the house is a parking space leading to a;

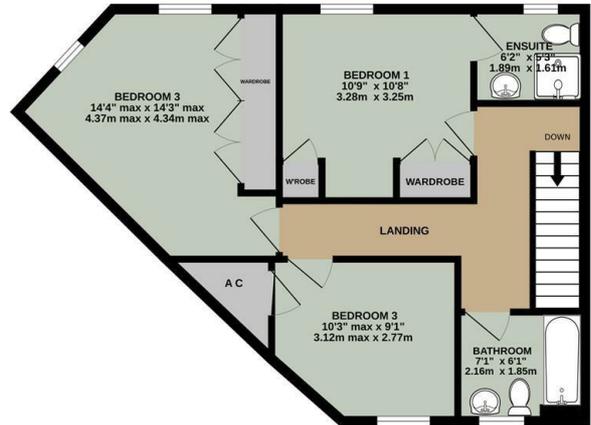
**Garage 18'8 x 9'3 (5.69m x 2.82m)**  
Having an up and over vehicle door.



GROUND FLOOR  
558 sq.ft. (51.9 sq.m.) approx.

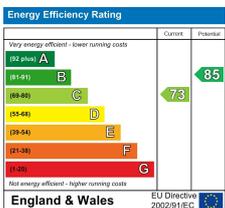


1ST FLOOR  
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 1115 sq.ft. (103.6 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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