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## 28 Meadow Croft, Penrith, Cumbria, CA11 8EH



- **Modern Semi Detached House**
- **Desirable Cul-de-Sac in the Carleton Area of Penrith**
- **Living Room, Kitchen + Conservatory**
- **2 Bedrooms + Bathroom with Shower over the Bath**
- **Off Road Parking, Garage and Enclosed Paved Rear Garden**
- **Gas Central Heating + uPVC Double Glazing**
- **Tenure - Freehold. EPC Rate - C. Council Tax Band - B**

**Price £210,000**

Set in a popular cul-de-sac in the Carleton area of Penrith, 28 Meadow Croft is a modern semi detached home with accommodation comprising; Hallway, Living Room, Conservatory and Kitchen, 2 Bedrooms and a Bathroom with a mains shower over the bath. Outside there is a Off Road Parking for two cars leading to the Garage and an enclosed Paved Garden to the rear. The property also has the benefit of Gas Central Heating and uPVC Double Glazing.

## Location

From the centre of Penrith, head up Sandgate and turn right then left at the mini roundabouts, into Fell Lane. Turn right into Brentfiled Way, follow the road up and round the long left hand bend, and then turn right into Oak Road, then take the 3rd right turn into the 2nd Meadow Croft cul-de-sac. Number 28 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

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

## Viewing

**STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL**

## ACCOMMODATION

### Entrance

Through a uPVC double glazed door with a side window to the;

### Hall

Stairs with a painted handrail and spindles lead to the first floor. The flooring is Karndean type, there is a single radiator, a multi pane glazed doors to the living room and an open doorway to the;



### **Kitchen 7'10 x 5'10 (2.39m x 1.78m)**

Fitted with oak fronted units and stone effect work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is a built in electric oven and ceramic hob with an extractor hood, an integral fridge and plumbing for a washing machine. The flooring is Karndean type and there is a single radiator and a uPVC double glazed window to the front. A wall mounted gas fired combi boiler provides the hot water and central heating.



### **Living Room 12'3 x 12'6 (3.73m x 3.81m)**

A living flame gas fire is set in a marble hearth and back with a painted wooden surround. The ceiling is coved, there is a dado rail around the room, a double radiator, a TV point, a satellite lead and an internet point. A door opens to the understairs cupboard and a sliding double glazed door open to the;



### **Conservatory 8'7 x 8'8 (2.62m x 2.64m)**

Being a double glazed timber frame on a dwarf wall and having a poly carbonate roof and ceramic tiled flooring. There is a central ceiling fan/light and a double doors opens to the garden.



## First Floor-Landing

There is a single radiator and a ceiling trap with ad drop down ladder gives access to the insulated loft space.

### Bedroom One 10'5 x 9'4 (3.18m x 2.84m)

A uPVC double glazed window faces to the front and there is a single radiator. A recessed airing cupboard above the stairwell has a single radiator and shelves and there is a recessed wardrobe.



### Bedroom Two 10'1 x 6'11 (3.07m x 2.11m)

A uPVC double glazed window faces to the rear and there is a single radiator.



### Bathroom 6'11 x 5'5 (2.11m x 1.65m )

Fitted with a toilet and wash basin set in a vanity unit with concealed cistern and a storage cabinet and a cabinet above and a shower bath having a mains fed two head shower over, tiling around and a clear screen. The flooring is Karndean type and there is a heated towel rail and a uPVC double glazed window to the rear.



## Outside

To the front of the house is a well stocked shrub bed and a bock paved parking space to the side leads to the;

**Garage 16'8 x 8'10 (5.08m x 2.69m)**

Having an up and over door, light and power, a window to the rear and a loft store.



A gate between the house and garage opens to the rear garden.

The rear garden has been ornamenteally paved with a raised shrub bed to the rear.

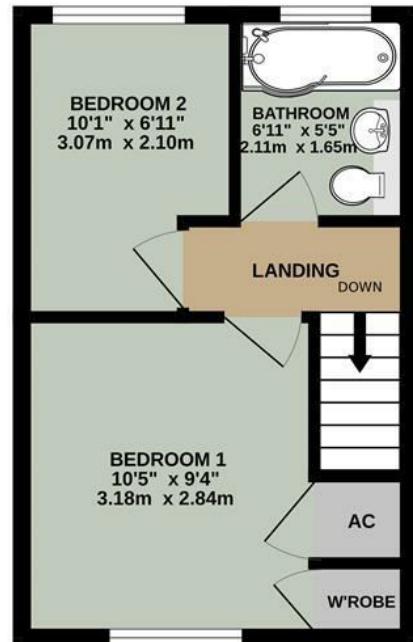
The rear garden has a high boundary fence around and benefits from the afternoon and evening sun.



GROUND FLOOR  
331 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR  
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
[92 plus] A			
[91-91] B			86
[89-89] C			
[55-48] D		70	
[49-44] E			
[31-30] F			
[1-20] G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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