

WILKES
GREEN
HILL

Residential
Estate Agents
Letting Agents

21 Tulip Gardens, Penrith, CA11 8EQ



- **Spacious, Stylish Modern Detached Family Home**
- **Desirable Residential Area on the Edge of Penrith**
- **Living Room and Large Open Plan Kitchen Dining Day Room, Utility Room + Cloakroom**
- **4 Bedrooms, 1 with En-Suite Shower Room + House Bathroom**
- **Off Road Parking, Integral Bike Garage + Enclosed Garden to the Rear**
- **uPVC Double Glazing + Gas Central Heating via a Condensing Boiler**
- **Tenure - Freehold. EPC Rate - B. Council Tax band - D**

Asking price £345,000

ACCOMMODATION

Entrance

Through a composite security door to the:

Hall

With laminate flooring and a single radiator. The stairs lead to the first floor and oak doors lead off.



Living Room 14' x 10'3 (4.27m x 3.12m)

A modern electric flame effect fire is set in a painted surround with built in bookshelves and cupboards to each side. A uPVC double glazed window faces to the front and there is a single radiator, a TV point and an internet connection.



Kitchen Dining Day Room 8'8 x 24' (2.64m x 7.32m)

The kitchen area is fitted with a range of gloss pale grey fronted units and a marble effect work surface incorporating a composite 1 1/2 bowl single drainer sink and mixer tap. There is a built in electric oven and ceramic hob with glass splashback, extractor hood, built in fridge freezer and dishwasher.



The flooring is laminate and there is a double radiator, a door to the under stair cupboard, two uPVC double glazed windows and double doors opening to the rear garden.



Utility Room 8'8 x 8'1 (2.64m x 2.46m)

Created from the back of the garage and having cottage style units to one side with a wood effect work surface, plumbing for a washing machine and space for a tumble dryer. A cupboard houses the Ideal Logic gas fired condensing boiler providing the hot water and central heating. The flooring is laminate and there is a coat rack with storage bench, a double radiator and a door to the bike garage/store.



WC

Fitted with a toilet, wash hand basin, laminate flooring, a single radiator and extractor fan.

First Floor - Landing

A uPVC double glazed window in the stairwell provides natural light and a ceiling trap gives access to the insulated roof space. There is a recessed shelved linen cupboard and doors off.



Bedroom One 11'2 x 13'4 (3.40m x 4.06m)

Having a built in wardrobe to one wall providing hanging, shelf and drawer space, the opposite wall is part panelled. There is a double radiator, two uPVC double glazed windows to the front and a door to the;



En-Suite 3'11 x 7'6 (1.19m x 2.29m)

Fitted with a toilet, wash basin and a shower enclosure, tiled to three sides with a mains shower. The walls are part tiled and there is a single radiator, an extractor fan and a uPVC double glazed window to the front.



Bedroom Two 14' x 10'3 (4.27m x 3.12m)

One wall is part panelled and there is a large built in wardrobe providing hanging, shelf and drawer space. There is a single radiator and a uPVC double glazed window to the front.



Bedroom Three 9'10 x 7'6 (3.00m x 2.29m)

Having a built in wardrobe providing hanging, shelf and drawer space to one wall, a single radiator and a uPVC double glazed window to the rear.

Bedroom Four 8'11 x8'11 (2.72m x2.72m)

Having a uPVC double glazed window to the rear, a single radiator and a wardrobe recess.



Bathroom 6'1 x 7' (1.85m x 2.13m)

Fitted with a toilet, wash basin and a square ended bath with mixer shower taps and tiles around. There is a single radiator, an extractor fan and a uPVC double glazed window to the rear.



Outside

To the front of the house is a block paved and gravelled parking area for up to three cars.



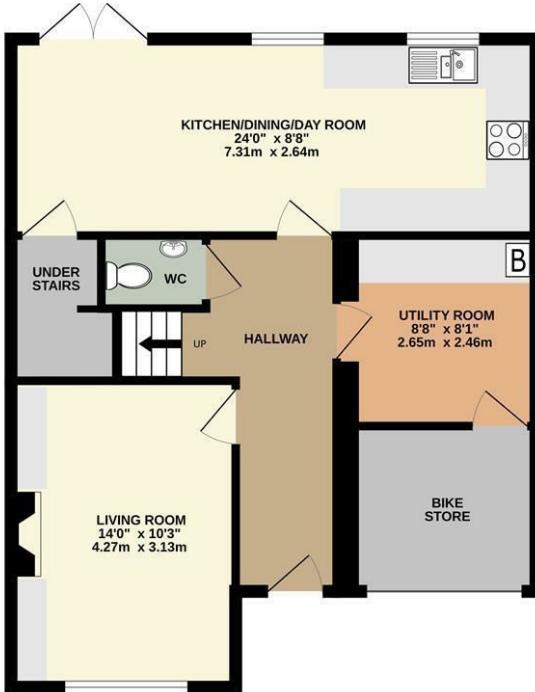
Bike Garage

Having an up & over door, light and power and there is an internal door to the utility room.

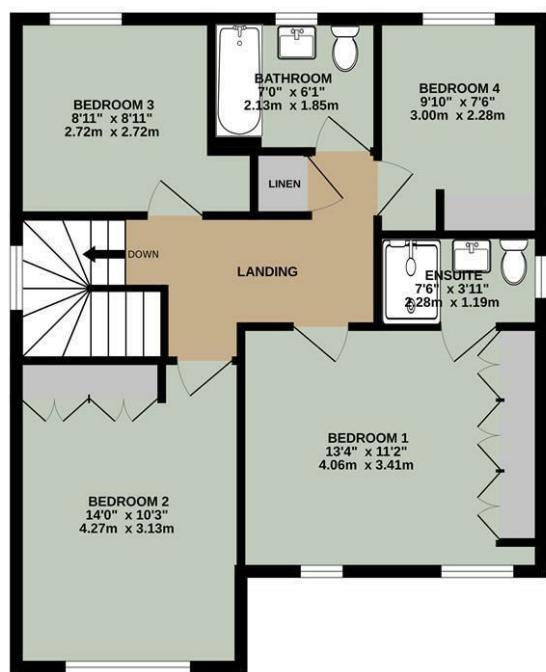
A gate to the side of the property leads to the rear garden which has a flagged patio across the rear of the house, an artificial lawn and a decked seating area to one corner.



GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



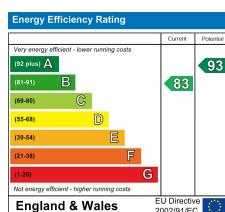
1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the above, measurements or doors, windows, rooms, etc. 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 ©2025



Email - info@wilkesgreenhill.co.uk

Visit our Website - 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
www.wilkesgreenhill.co.uk

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

