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## **15 Juniper Way, Penrith, CA11 8UF**



- **Immaculate and Stylish Modern Detached Family Home**
- **Peaceful Cul-de-Sac Location**
- **Large Living Room, Beautiful Designer Kitchen + Utility Room and Cloakroom**
- **5 Bedrooms, En-Suite Shower Room + House Shower Room**
- **Off Road Parking for Four Cars + Integral Garage**
- **Enclosed Rear Garden with a View to the Lakeland Fells**
- **Gas Central Heating via Condensing Boiler + Pressurised Hot Water System**
- **Tenure - Freehold. Council Tax Band - E. EPC - C**

**Asking price £425,000**

Set towards the head of a peaceful cul-de-sac, in the favoured Carleton area of Penrith and backing onto the original Carleton Derrick House, 15 Juniper Way has been updated and maintained to a high standard throughout, including an impressive designer kitchen, to give a wonderful and stylish family home with accommodation comprising; Hallway, Cloakroom, Living Room, Kitchen Dining Room, Utility Room, Landing, Five Bedrooms with an En-Suite Shower Room to the main bedroom and a House Shower Room.

Outside there is ample Off Road Parking for Four Cars leading to an Integral garage with Automatic Door and to the rear is an Enclosed Garden which enjoys a view across Penrith to the Lakeland Fells.

This smart home also benefits from Gas Central Heating via a Condensing Worcester Boiler connected to a Pressurised Hot Water System, uPVC Double Glazing and a Multi Fuel Stove in the living room.

### **Location**

From the centre of Penrith, head south on King Street and fork left into Roper Street, which becomes Carleton road. Drive up to the top of the hill and turn left into Oak Road. At the mini Roundabout, turn right, drive up the hill and take the 3rd left into Juniper Way.

The what3words position is; frizz.splinters.expand

### **Amenities**

Penrith is a popular market town on the edge of the Lake District National Park, 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 as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

### **Services**

Mains water, drainage, gas and electricity are connected to the property.

### **Tenure Freehold**

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

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

### **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 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.

## ACCOMMODATION

### Entrance

Through a composite security door with leaded glass double glazed panel to the;

### Hallway

Stairs lead to the first floor with painted handrail and spindles and a store cupboard below. The ceiling has recessed downlights, the flooring is wood affect laminate and there is a single radiator. Glazed doors open to the living room and kitchen and a door opens to the;



### Cloakroom

Fitted with a contemporary toilet and wash basin with cabinet below. The flooring is tiles, there is a double radiator and a uPVC double glazed window to the front.



### **Living Room 19'11 x 11'10 (6.07m x 3.61m)**

A cast-iron multi fuel stove is set on a slate hearth with a tiled back. There are two single radiators, a TV point, a satellite lead and a telecoms point. uPVC double glazed windows faces to the front and side and a glazed door opens to the;



### **Kitchen/Dining Day Room 11'2 x 22'8 (3.40m x 6.91m)**

This beautiful designer kitchen by Town & Country of Carlisle, is fitted with stylish pale grey gloss and wood effect fronted base units with a matt glass worksurface incorporating a Frankie stainless steel butler style sink with mixer tap. The large central island unit has a Siemens induction hob with fan light above and has pan draws along the length to one side, cupboards and breakfast bar to the other side. There is a built-in electric oven and the built-in steam oven and integral dishwasher and an integral pull out fridge. The units also include a pullout ladder cupboard and bin drawer.



To the dining end of the kitchen are further base units to match the kitchen, a wall point for a wall mounted TV and space for a dining table.



The ceiling has recessed downlights, the flooring is Karndean and there are two contemporary column radiators. A uPVC double glazed window and sliding patio door open to the rear garden, a glazed door opens back into the hall and a glazed door opens to the;



#### **Utility Room 11'2 x 5'11 (3.40m x 1.80m)**

Fitted to one side with a base unit and a full length worksurface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. Below the worksurface is plumbing for a washing machine, space for a tumble dryer and space for a further appliance. There is a double radiator, Karndean flooring, a uPVC double glazed window to the side and a composite security door to the garden. A further internal door opens to the garage.



### **First Floor-Landing**

The ceiling has recessed downlights and a ceiling trap gives access to the loft space. A recessed cupboard houses the pressurised hot water tank.



### **Bedroom One 15'4 x 10'6 (4.67m x 3.20m)**

A built-in wardrobe with sliding doors gives hanging and shelf space. There is a single radiator, a TV point, a telephone point and a uPVC double glazed window to the front which looks out across the houses opposite toward Askham Fell.



### **En-Suite 5'3 x 8'6 (1.60m x 2.59m)**

Fitted with a contemporary toilet and wash basin set in a vanity unit with storage cabinets and a concealed cistern. There is a quadrant shower enclosure with a mains fed shower and marine board to two sides. The flooring is Karndean tiled, the walls are part marine boarded, the ceiling has recessed downlights and there is a chrome heated towel rail, a shaver socket, an extractor fan and a uPVC double glazed window.



**Bedroom Two 11'6 x 11'7 (3.51m x 3.53m)**

Having a single radiator, a TV aerial point and a uPVC double glazed window to the rear.



**Bedroom Three 12'10 x '9'6 (3.91m x '2.90m)**

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



**Bedroom Four 10'7 x 9'6 max (3.23m x 2.90m max)**

There is a single radiator, a uPVC double glazed window to the rear and a uPVC double glazed window to the side looking out across Penrith to the Lakeland fells.



### **Bedroom Five 8'6 x 7'6 (2.59m x 2.29m)**

A recessed wardrobe gives hanging and shelf space and there is a single radiator and a uPVC double glazed window to the front.



### **House Shower Room 6'2 x 6'5 (1.88m x 1.96m)**

Fitted with a contemporary toilet, a wall mounted wash basin with drawer below and pillar tap and a quadrant shower enclosure with a mains fed shower over. The floor is tiled, the walls are fully tiled and the ceiling has recessed downlights. There is a lighted mirror above the wash basin, a shaver socket, an extractor fan and a uPVC double glazed window.



### **Outside**

To the front of the house is a double width tarmac parking space for at least four cars which also gives access to the;

### **Garage 19'4 x 9'9 (5.89m x 2.97m)**

Having an automatic, insulated up and over vehicle door, light and power points. A wall mounted Worcester condensing boiler provides the central heating and hot water via a pressurised hot water tank. There is an internal door to the utility room.

To the side of the parking area is a garden to lawn with well stocked flower and shrub beds to 2 corners.

A flagged path and gate to either side of the house lead to the rear.

There is an attractive garden to the rear laid mainly to lawn with well stocked borders around, a flagged patio by the house and a deck from the patio door to the kitchen as well as a further deck seating area to one corner.

To the other corner is a wooden garden shed.



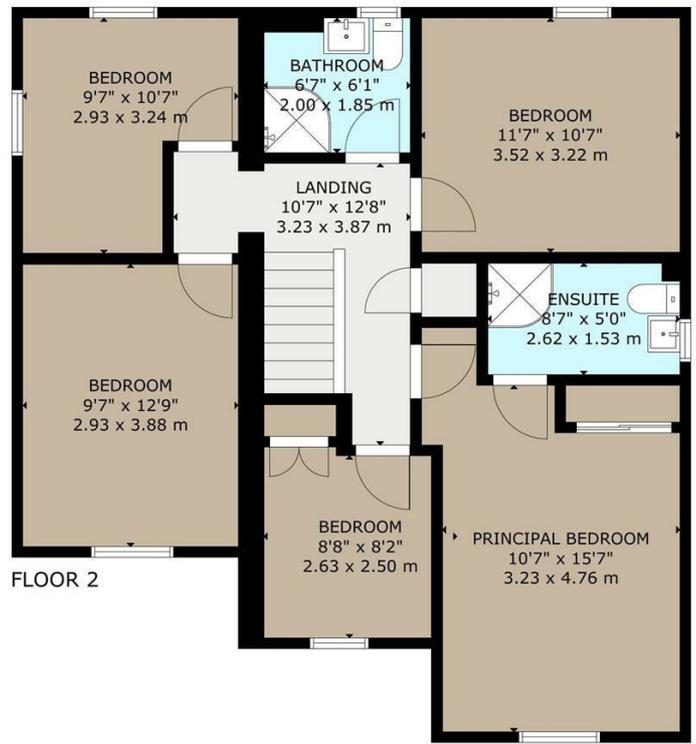
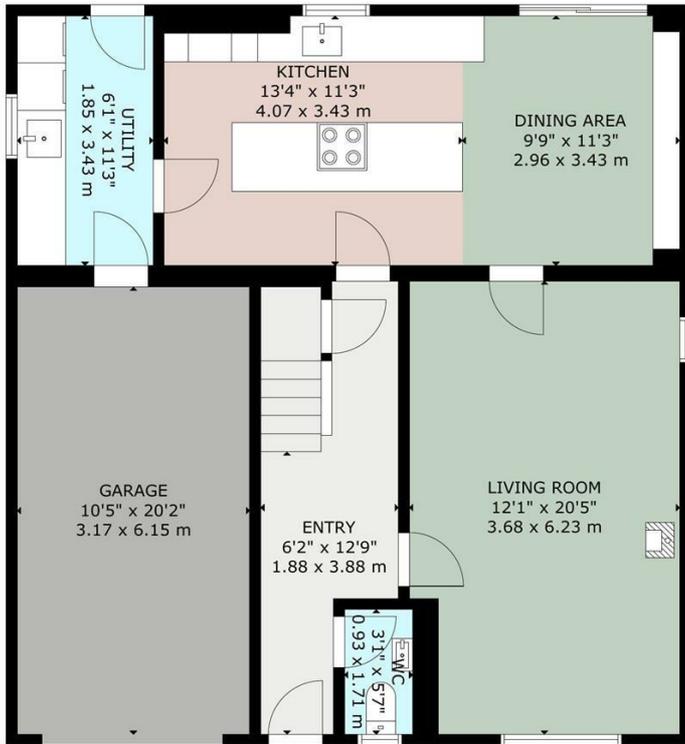
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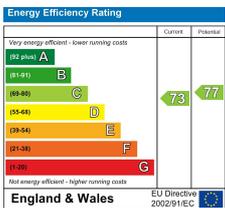
Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00



GROSS INTERNAL AREA  
 TOTAL: 144 m<sup>2</sup>/1,552 sq ft  
 FLOOR 1: 68 m<sup>2</sup>/730 sq ft. FLOOR 2: 76 m<sup>2</sup>/822 sq ft  
 EXCLUDED AREAS: GARAGE: 19 m<sup>2</sup>/210 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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