

# WILKES GREEN HILL

Residential  
Estate Agents  
Letting Agents

## 32 Crocus Avenue, Penrith, Cumbria, CA11 8FE



- **Spacious, Stylish and Efficient Modern Detached Family Home**
- **Desirable Residential Area on the Edge of Penrith**
- **Living Room and Large Open Plan Kitchen-Dining-Day Room + Cloakroom**
- **5 Bedrooms, En-Suite Shower Room + House Bathroom**
- **Off Road Parking for up to 4 Cars**
- **Integral Garage with Excellent Potential to Create Further Living Space**
- **Securely Enclosed Garden to the Rear**
- **uPVC Double Glazing + Gas Central Heating via a Condensing Boiler**
- **Tenure - Freehold. EPC Rate - B. Council Tax Band -**

**Price £425,000**

On the edge of Penrith in the highly successful Carleton Heights development, 32 Crocus Avenue is a smart, stylish, spacious, efficient and flexible family home with accommodation comprising: Entrance Hall, Living Room, Dining Kitchen Day Room, Cloakroom, Landing, 4 Double Bedrooms, En-Suite Shower Room, 5th Bedroom/Office and a House Bathroom. Outside there is Off Road Parking for up to 4 cars, an /integral Garage and to the rear is a generous and securely enclosed Garden. This wonderful family home also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler combined with Modern Insulation giving and 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 and then right to Crocus Avenue, left at the junction. drive up the rise and number 32 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 E.

We understand that that once the whole site is completed, the upkeep of the communal areas will transferred to a Management Co Ltd and the cost thereof born 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 an oak handrail and painted spindles. The floor is ceramic tiled and there is a single radiator, a built in coat cupboard and oak doors off.



## Living Room 15'9 x 11'3 (4.80m x 3.43m)

There is an electric flame effect wall mounted fire, a double radiator, a TV point and an internet point. A uPVC double glazed window faces to the front.



## Dining Kitchen/Day Room 27'7 x 10'6 (8.41m x 3.20m)

The kitchen area is fitted with gloss white fronted units and a quartz work surface incorporating a stainless steel 1 1/2 bowl stainless steel sink with a carved drainer. There are two built in electric ovens and a five ring gas hob with a quartz splashback and stainless steel extractor hood. There is an integral fridge freezer and dishwasher. Over the kitchen area are recessed downlights.



The flooring is ceramic tiled and there is a wooden column radiator, panelling to the end wall and a wall mount point for a TV. A uPVC double glazed window and two pairs of uPVC double glazed double doors open onto the rear garden.



### Cloakroom

Fitted with a toilet, a wash hand basin and having a single radiator and an extractor fan.



## First Floor-Landing

A ceiling trap gives access over the insulated roof space and there is a recessed wardrobe. Oak doors lead off.



## Bedroom One 14'8 x 11'2 (4.47m x 3.40m)

A uPVC double glazed window faces to the front and there is a single radiator, a TV point. An oak door opens to the;



## En-Suite 6'x 6'4 (1.83mx 1.93m)

Fitted with a toilet, a wash basin and a large shower enclosure, tiled to three sides with a two head mains fed shower over. The walls are fully tiled, the ceiling has recessed down lights and there is a chrome heated towel rail, an extractor fan and a uPVC double glazed window.



**Bedroom Two 11'10 x 10'2 (3.61m x 3.10m)**

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

**Bedroom Three 11'5 x 8'4 (3.48m x 2.54m)**

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

**Bedroom Four 9'3 x 11'10 (2.82m x 3.61m)**

Having a uPVC double glazed window to the front, a single radiator and wall point faces a TV and there is a recessed linen cupboard above the stairwell.

**Bedroom Five/Office 7'8 x 8'6 (2.34m x 2.59m)**

There is a single radiator, a wall point for a TV and uPVC double glazed window to the rear.

### **Bathroom 5'6 x 8'3 (1.68m x 2.51m)**

Fitted with a white toilet, wash basin and square enclosed bath with a mains fed two head shower over and a clear screen. The walls are fully tiled, the ceiling has recessed down lights and there is a chrome heated towel rail, an extractor fan and uPVC double glazed window to the side.



### **Outside**

A block paved forecourt gives off road parking for up to four vehicles and access to the;

### **Garage 17' x 8'9 (5.18m x 2.67m)**

Having an up and over door, light and power. A wall mounted "Ideal Logic" condensing combi boiler provides the hot water and central heating and there is plumbing for a washing machine. An internal door opens to the hall.

A path and a gate to the side of the house leads to the rear garden.

The rear garden is securely enclosed with a high fence and brick wall around.

There is a large flagged patio across the width of the house, a lawn and a further patio to one corner positioned for the evening summer sun.



### **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 :

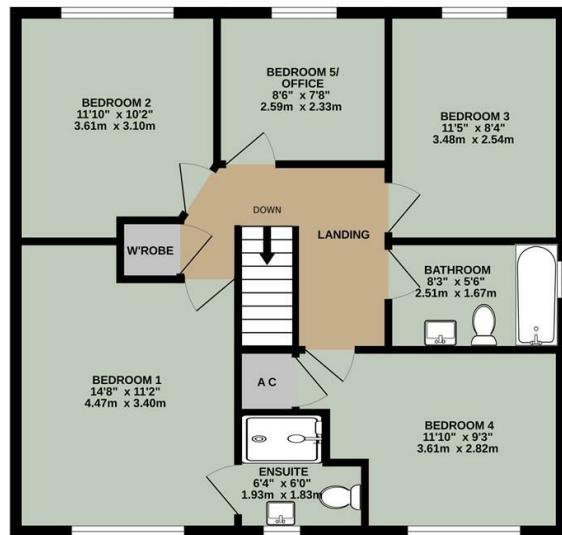
The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

GROUND FLOOR  
723 sq.ft. (67.2 sq.m.) approx.



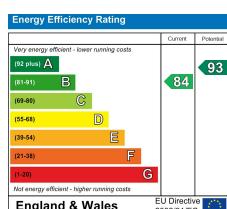
1ST FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 1445 sq.ft. (134.2 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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