



4 Kitchen Gardens, Penrith, CA11 9GS

Guide price £539,995



4 Kitchen Gardens

Penrith, CA11 9GS

- Versatile four-bedroom home of about 2,008 sq ft, or 2,432 sq ft including outbuildings
- Generous kitchen diner with island, plus a separate utility room
- Versatile first floor fourth bedroom or dining room, beside a shower room
- Three bathrooms in total, including a four-piece family bathroom
- Landscaped, enclosed rear garden with views over Penrith
- Flexible ground floor fourth bedroom or dining room, next to a ground floor shower room
- Large 20'11" x 16'3" lounge with French doors to the Juliet balcony
- Principal bedroom with dressing room and en suite
- Single garage and parking to the front, with a garden store room below, ideal as an office or gym
- Built in 2016 by Atkinsons of Penrith, with the NHBC guarantee remaining, close to the town centre, A66 and M6

A beautifully versatile four-bedroom detached family home of about 2,008 sq ft (187 sq m), built in 2016 by Atkinsons of Penrith. The reverse-level layout puts the main living space on the upper floor to take in views towards the Lake District, with bedrooms below opening to a landscaped, enclosed rear garden. A single garage with a garden room beneath takes the gross internal area to 226 sq m (2,432 sq ft). The ground floor shower room and fourth bedroom suit guests or dependent relatives, and the remaining NHBC guarantee adds peace of mind.

Directions

From Penrith town centre head north on the A6 towards Carlisle. Turn right onto Salkeld Road and head up the hill, over the mini roundabout, and Kitchen Gardens is on the right after about 200 metres. What3words location: ///waiters.hobbit.satellite



FIRST FLOOR

The porch opens to the landing and staircase. The lounge (6.38m x 4.95m, 20'11" x 16'3") is a bright, impressive room with French doors to a Juliet balcony and flanking windows. The kitchen diner (4.87m x 4.65m, 16'0" x 15'3") has a central island, a range of units, a hob, a sink and a large window, with a separate utility room (2.56m x 1.78m, 8'5" x 5'10") alongside. The fourth bedroom is currently utilised as a dining room (4.09m x 3.51m, 13'5" x 11'6") is next to a shower room (2.63m x 2.18m, 8'8" x 7'2").

Lounge 16'2" x 20'11" (4.95 x 6.38)

Dining Room/Bedroom Four 13'5" x 11'6" (4.09 x 3.51)

Kitchen Diner 15'11" x 15'3" (4.87 x 4.65)



Utility	8'4" x 5'10" (2.56 x 1.78)
Shower Room	8'7" x 7'1" (2.63 x 2.18)
Entrance Porch	7'1" x 5'0" (2.16 x 1.53)
Landing	

LOWER FLOOR

A central hall/snug leads to three bedrooms and the family bathroom. The principal bedroom (4.65m x 3.33m, 15'3" x 10'11") has French doors to the garden, a dressing room (2.54m x 1.72m) and an en suite shower room (2.59m x 2.15m). Bedroom 2 (5.90m x 3.25m, 19'4" x 10'8") is a generous double with French doors and built-in wardrobes. Bedroom 3 (3.78m x 2.90m, 12'5" x 9'6") has its own door to the outside and a built-in cupboard. The four-piece family bathroom (3.78m x 3.07m, 12'5" x 10'1") has an external door.

Principal Bedroom	10'11" x 15'3" (3.33 x 4.65)
Principal Dressing Area	8'3" x 5'7" (2.54 x 1.72)
Principal Ensuite	8'5" x 7'0" (2.59 x 2.15)
Bedroom Two	10'7" x 19'4" (3.25 x 5.90)
Bedroom Three	9'6" x 12'4" (2.90 x 3.78)
Bathroom	12'4" x 10'0" (3.78 x 3.07)
Hall/Snug	10'3" x 17'3" (3.13 x 5.26)

Outside

Parking is to the front, with a single garage (6.51m x 3.01m, 21'4" x 9'11") at street level. Below it sits a garden room / store (6.58m x 3.00m, 21'7" x 9'10"), ideal as a home office, gym or hobby space. To the rear is a generous, landscaped and enclosed garden with views across Penrith, accessed from the lower floor.



Location

Kitchen Gardens sits in the historic market town of Penrith, on the edge of the Lake District National Park. The town offers independent shops, supermarkets, schools, a mainline railway station, and quick access to the M6 (J40) and A66. Ullswater and the Eden Valley are close by.

Services

Mains gas, electricity, water and drainage connected.

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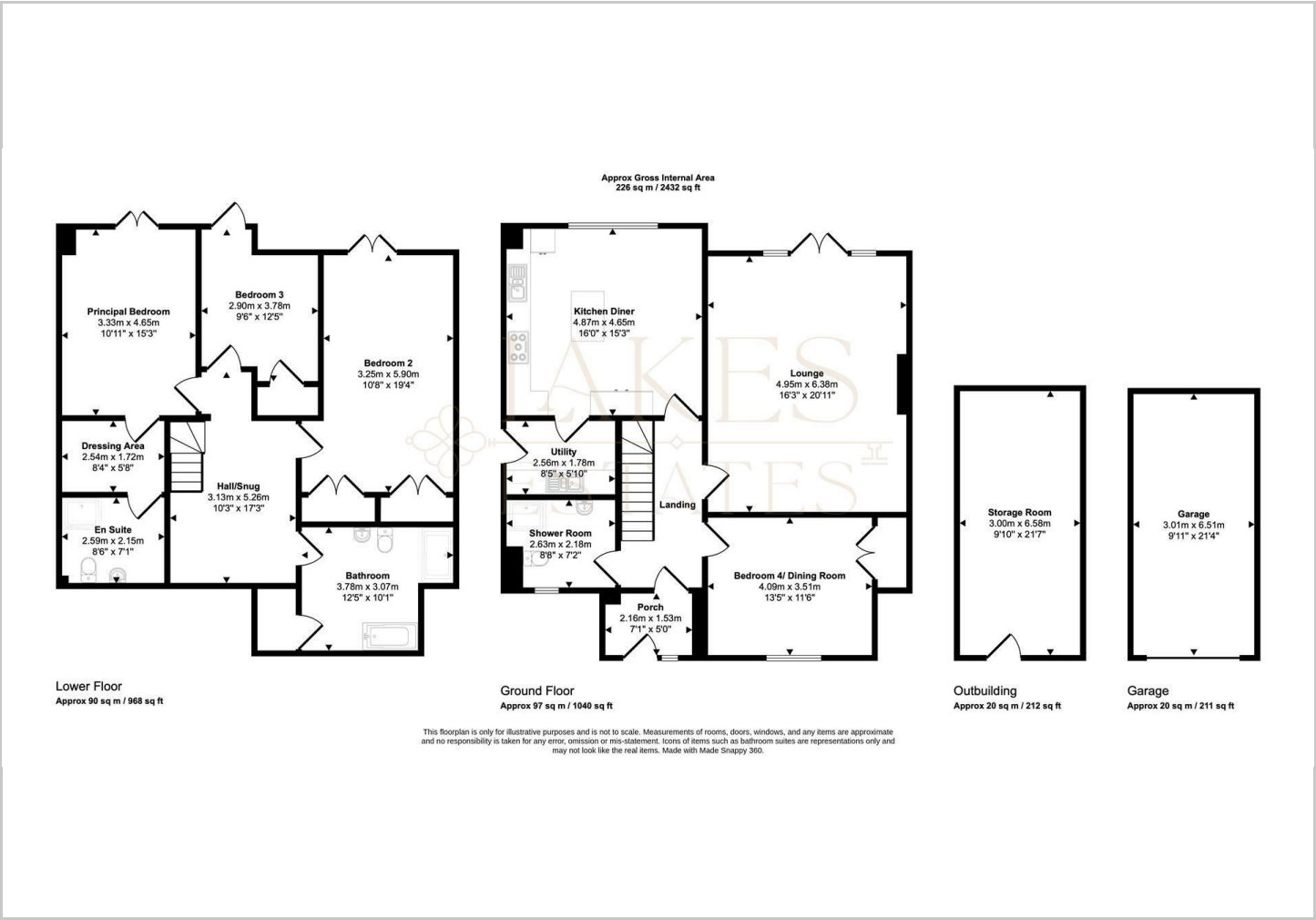
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Floor Plans



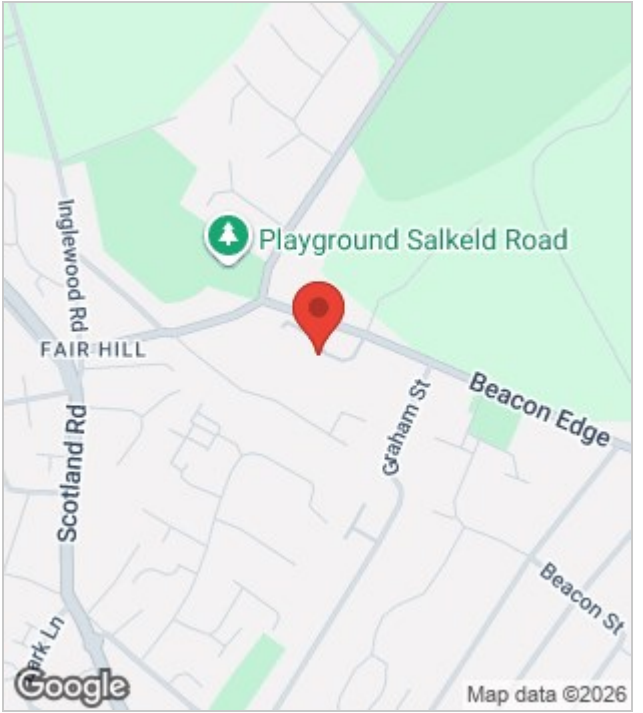
Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

