



Fell Lane

Offers over £440,000

9 Beacon Gardens, Fell Lane, Penrith, CA11 8BE

An impressive newly built detached four double bedroom house constructed to a high specification and pleasantly situated on a private cul-de-sac in a sought after location under one mile from Penrith town centre.

Quick Overview

Impressive newly built detached house
Private cul-de-sac setting in a sought after
location

Under one mile from Penrith town centre

Spacious and tastefully appointed
accommodation

Four double bedrooms

Living room and fitted dining kitchen with
integrated appliances

Luxury en-suite shower room and main
bathroom

Rear garden, driveway and integral garage



4



2



1



TBC



Broadband



Garage

Property Reference: P0141



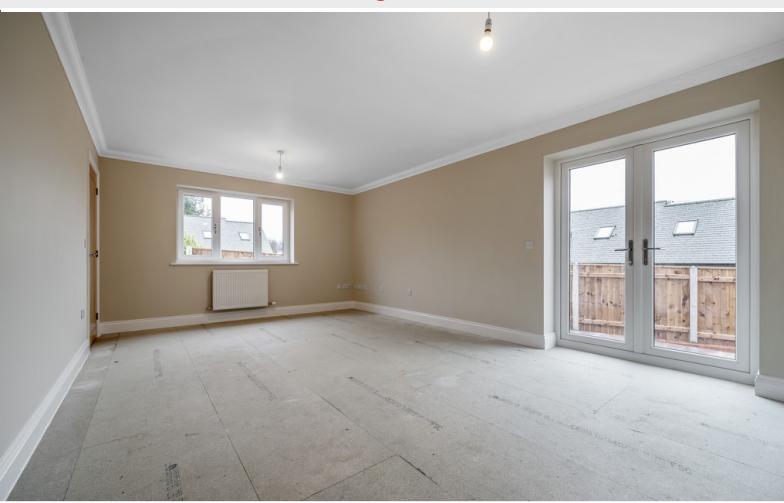
Dining Kitchen



Dining Kitchen



Dining Kitchen



Living Room

Accommodation

Ground Floor:

Entrance Hall

With radiator, recessed ceiling spotlights, understairs cupboard.

Cloakroom

With WC, vanity wash hand basin, radiator, extractor fan.

Living Room 18' 10" x 12' 6" (5.74m x 3.81m)

With two radiators, sliding patio doors providing access to rear garden.

Dining Kitchen 18' 10" x 11' 8" (5.74m x 3.56m)

With Shaker style fitted base and wall units, 1.5 bowl sink unit with mixer tap, integrated appliances including electric oven, microwave, hob with canopied extractor unit, dishwasher, fridge, freezer, two radiators, recessed ceiling spotlights.

Utility Room 12' x 5' 9" (3.66m x 1.75m)

With Shaker style fitted base and wall units, sink unit, plumbing for washer / dryer, access door to garage, external door to rear.

First Floor:

Landing

With radiator, recessed ceiling spotlights, access to loft, airing cupboard with boiler and hot water cylinder.

Master Bedroom 12' 8" x 11' 4" (3.86m x 3.45m)

Rear double bedroom with radiator.

Ensuite Shower Room

With WC, wash hand basin, vanity unit, large tiled shower cubicle, heated towel rail, ceramic wall tiling, extractor fan

Bedroom Two 13' x 8' 9" (3.96m x 2.67m)

Front double bedroom with radiator.

Bedroom Three 12' 9" x 9' 8" (3.89m x 2.95m)

Front double bedroom with radiator.

Bedroom Four 12' 10" x 6' 9" (3.91m x 2.06m)

Front double bedroom with radiator.

Bathroom With WC, large vanity wash hand basin unit, panelled bath, large tiled shower cubicle, recessed ceiling spotlights, ceramic wall tiling, heated towel rail, extractor fan.

Outside:

Front block paved driveway, gated pedestrian access to rear gravel surfaced garden with paved patio.

Integral Garage 17' 9" x 10' (5.41m x 3.05m)

With electric up and over door, electric light and power.

Tenure

Freehold.

Council Tax

To be assessed.

Energy Performance Certificate

The full energy performance certificate is available on our website and also at any of our offices.

Building Warranty

10 year NHBC warranty.

Services

Mains water, electricity, gas and drainage. Gas central heating.

Solar roof panels installed.

Viewings

By appointment with Hackney & Leigh's Penrith office.

Directions

From Penrith town centre turn left onto Burrowgate and continue onto Sandgate. At the double roundabout continue ahead onto Fell Lane. At the top of Fell Lane turn right into Beacon Gardens. Plot 9 is located on the right hand side.

Price

Offers over £440,000.



Bedroom One



Ensuite



Bathroom



Rear Elevation

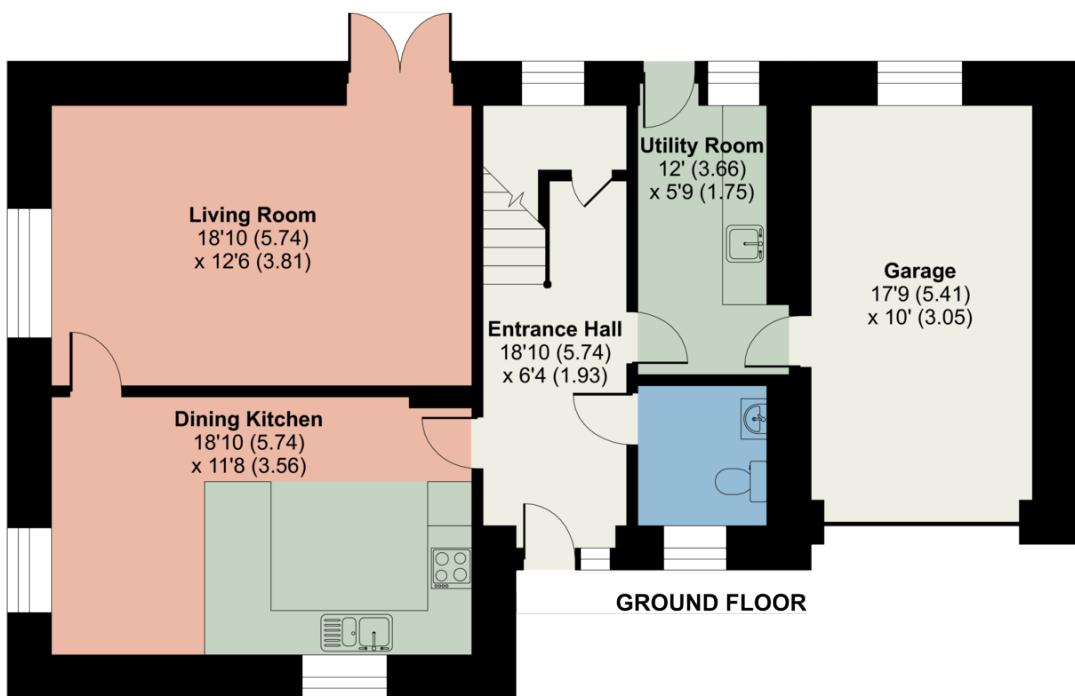
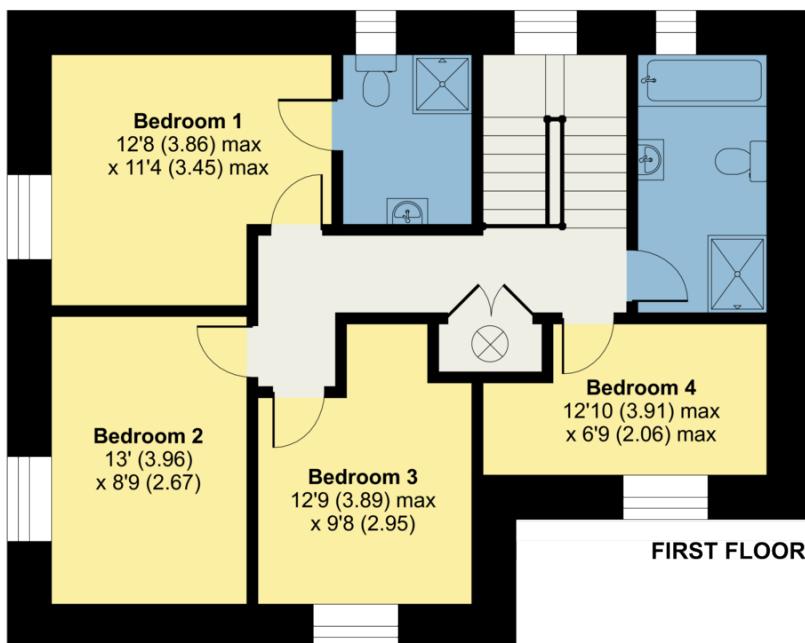
Plot 9, Beacon Gardens, Fell Lane, Penrith, CA11 8BE

Approximate Area = 1450 sq ft / 134.7 sq m

Garage = 178 sq ft / 16.5 sq m

Total = 1628 sq ft / 151.2 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2022.
Produced for Hackney & Leigh. REF: 932176

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 28/12/2022.

Request a Viewing Online or Call 01768 593593