



## Clifton

Offers in the Region of £365,000

26 Jacobite Gardens, Clifton, Penrith, Cumbria, CA10 2FG

An attractive style modern detached four bedroom house constructed by the acclaimed Story Homes and pleasantly situated on a peaceful cul de sac.

### Quick Overview

Attractive style modern detached house  
Constructed by the acclaimed Story Homes  
Peaceful cul de sac location in Clifton village  
Desirable residential estate  
Under three miles from Penrith town centre  
Four bedrooms and two bath / shower rooms  
Living room and large open plan dining kitchen /  
sitting room  
On-site parking spaces and integral garage  
Front and rear gardens  
Viewing recommended



4



2



1



B



Superfast  
1000 Mbps



2

Property Reference: P0255



Living Room



Open Plan Dining Kitchen / Sitting Room



Open Plan Dining Kitchen / Sitting Room



Open Plan Dining Kitchen / Sitting Room

An attractive style modern detached four bedroom house constructed by the acclaimed Story Homes and pleasantly situated on a peaceful cul de sac within the desirable Jacobite Gardens residential estate in Clifton village located under three miles from Penrith town centre with convenient access to the M6 and Lake District National Park. The village amenities include a primary school, village hall and the award-winning George and Dragon public house.

### Accommodation

#### Ground Floor:

##### Entrance Hall

With radiator, built in cupboard.

##### WC

With WC, wash hand basin, ceramic wall tiling, radiator.

##### Living Room 15' 11" x 12' 5" (4.85m x 3.78m)

With radiator.

##### Open Plan Dining Kitchen / Sitting Room 30' 2" x 12' 1" (9.19m x 3.68m)

With fitted base and wall units including pelmet lighting, sink with mixer tap, integrated double oven, hob, canopied extractor unit, fridge, freezer, dish washer, rear patio doors and bi-folding doors, two radiators, access door to garage.

#### First Floor:

##### Galleried Landing 16' 3" x 4' 4" (4.95m x 1.32m)

With radiator, roof window, built in airing cupboard.

##### Bedroom One 12' 6" x 11' 5" (3.81m x 3.48m)

With radiator.

##### En-suite Shower Room

With WC, vanity wash hand basin, large shower cubicle with rainwater head shower, ceramic wall tiling, heated towel rail.



Living Room



Open Plan Dining Kitchen / Sitting Room



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

**Bedroom Two** 11' 9" x 9' 8" (3.58m x 2.95m)  
With radiator.

**Bedroom Three** 10' 5" x 9' 8" (3.18m x 2.95m)  
With radiator.

**Bedroom Four** 13' 3" x 9' 0" (4.04m x 2.74m)  
With radiator.

#### **Bathroom**

With WC, vanity wash hand basin, large shower cubicle with rainwater head shower, bath with shower rinser attachment, ceramic wall tiling, heated towel rail.

#### **Outside:**

Front block paved driveway providing on-site parking spaces, front lawned garden, integral garage with electric light and power, gas boiler and plumbing for washing machine, side pathways, rear paved terrace and lawned garden.

#### **Services**

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

#### **Tenure**

Freehold.

#### **Council Tax**

Band D.

#### **Viewing**

By appointment with Hackney and Leigh's Penrith office.

#### **Directions**

Entering into Clifton from Penrith proceed past the George and Dragon public house and turn left onto Townend Croft which leads onto Jacobite Gardens.

#### **Price**

Offers in the region of £365,000.



Bedroom One



Bedroom Two



Rear Terrace and Garden



Rear Elevation and Garden

Request a Viewing Online or Call 01768 593593

# Meet the Team

## Nick Elgey

Sales Manager

Tel: 01768 593593  
Mobile: 07368 416931  
nre@hackney-leigh.co.uk



## Jane Irving

Sales Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



## Ruth Leckie

Sales Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



## Simon Bennett

Sales Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



## Helen Holt

Viewing Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



## Nicola Atkinson

Lettings Team

Tel: 01768 593593  
renewals@hackney-leigh.co.uk



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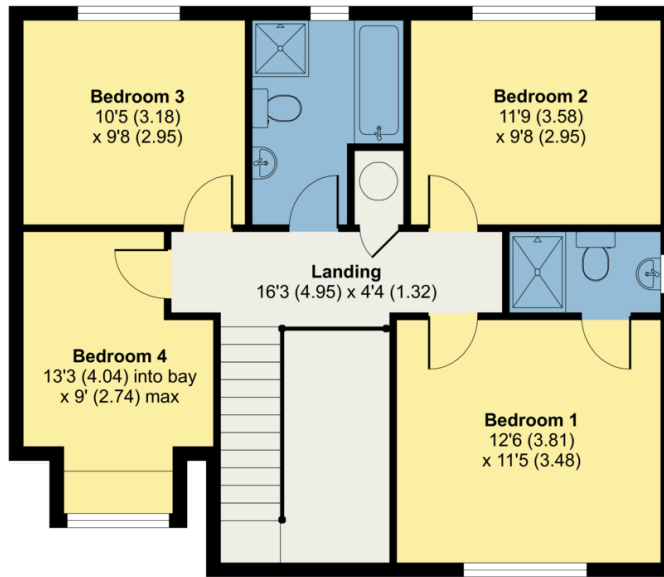
# 26 Jacobite Gardens, Clifton, Penrith, CA10 2FG

Approximate Area = 1353 sq ft / 125.7 sq m

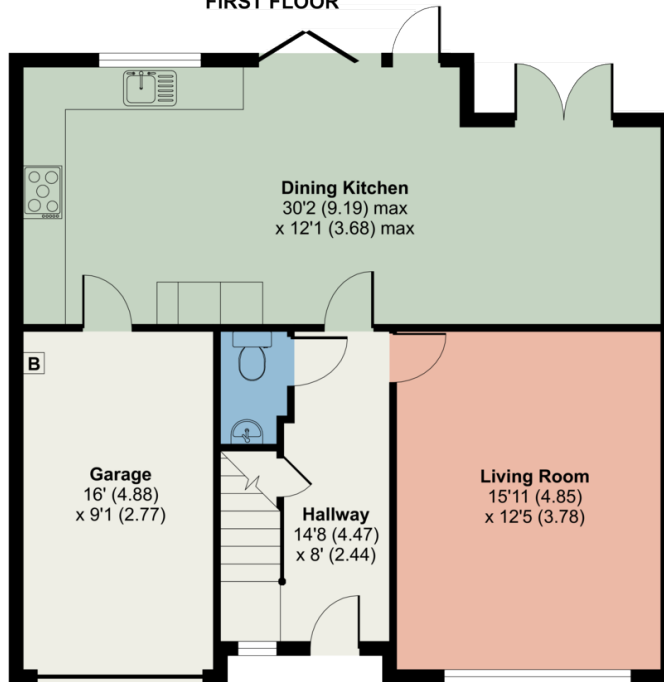
Garage = 144 sq ft / 13.4 sq m

Total = 1497 sq ft / 139 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1062681

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