



Penrith

Offers in the Region of £545,000

4 Barco Hill Grove, Penrith, Cumbria, CA11 8NF

A substantial modern individual style four bedroom detached house pleasantly situated on a delightful mature garden site.

Quick Overview

- Substantial modern individual style detached house
- Small private cul de sac setting
- Under one mile from Penrith town centre
- Two ground floor bedrooms and two first floor bedrooms
- Two bath / shower rooms
- Living room and adjoining garden room
- Fitted dining kitchen and utility room
- Extensive delightful mature garden
- Driveway providing on-site parking spaces
- Adjoining garage



4



2



2



C



Ultrafast
1000 Mbps



On-site parking
& Garage

Property Reference: P0303



Kitchen



Living Room



Dining Room / Additional Bedroom



Garden Room

A substantial modern individual style four bedroom detached house pleasantly situated on a delightful mature garden site within a small private cul de sac less than one mile from Penrith town centre and providing generous accommodation allowing flexible use as there is a ground floor master bedroom.

Accommodation

Ground Floor:

Entrance Vestibule

Reception Entrance Hall

With two radiators.

WC

With WC, wash hand basin, radiator.

Living Room

With fitted gas fire including marble surround, radiator, double doors leading to the garden room.

Garden Room

With radiator, double doors to the garden.

Dining Room or Additional Bedroom

With radiator, double doors leading to the garden.

Dining Kitchen

With a range of fitted base and wall units, sink unit, ceramic wall tiling, integrated fridge and dishwasher, windows to two elevations, radiator.

Utility Room

With fitted base unit, sink unit, plumbing for washing machine, radiator, gas boiler, access door to garage, external door.

Master Bedroom

With radiator, range of built in wardrobes.

En-Suite Shower Room

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

First Floor:

Half Landing

With roof window.

Landing

With radiator, two built in cupboards.

Bedroom Three

With windows to two elevations, radiator, range of built in cupboards.

Bedroom Four

With windows to two elevations, radiator, range of built in cupboards.



Living Room



Kitchen



Master Bedroom



Bedroom Three



Bedroom Four



Bedroom Four

Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling, heated towel rail, built in cupboard, radiator, roof window.

Outside:

Front block paved driveway providing parking for two cars and stocked and shrubbed borders, side pathway, extensive mature rear garden with lawn, established trees and stocked and shrubbed borders, paved patios, garden shed, Summer house.

Garage

With electrically operated door, electric light and power, access door to utility room.

Services

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

Tenure

Freehold.

Council Tax

Band E.

Viewing

By appointment with Hackney and Leigh's Penrith office.

Directions

From Penrith town centre proceed east on King Street and turn right onto Old London Road then continue onto Friargate. At the junction turn right onto Folly Lane and take the first turn on the left onto Barco Avenue and proceed up the hill before turning left onto Barco Hill Grove.

Price

Offers in the region of £545,000 are invited.



Garden



Garden



Garden



Views

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



Simon Bennett

Sales Team

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



Amy Robinson

Sales Team

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



Helen Holt

Viewing Team

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



Steve Hodgson

Viewing Team

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



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 593593** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 6-8 Cornmarket, Penrith, Cumbria, CA11 7DA | Email: penrithsales@hackney-leigh.co.uk

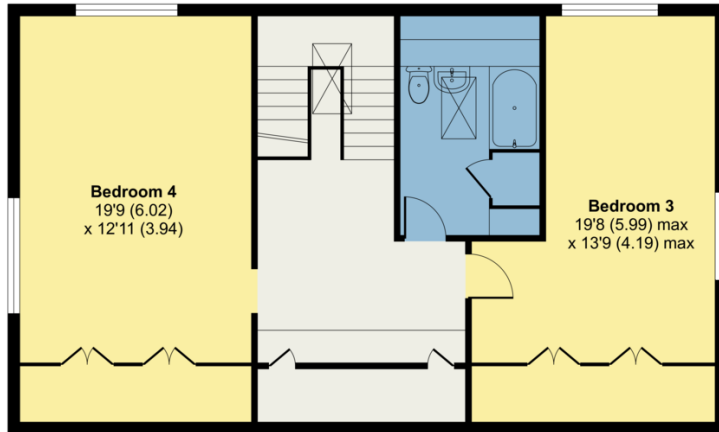
4 Barco Hill Grove, Penrith, CA11 8NF

Approximate Area = 2206 sq ft / 204.9 sq m

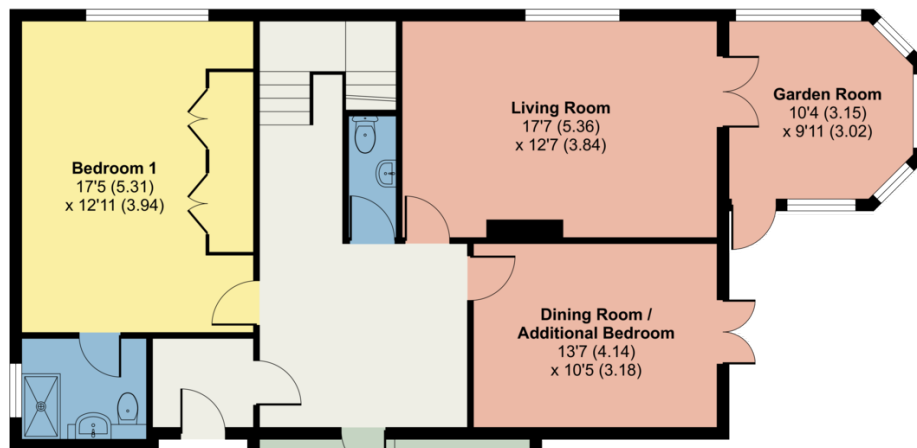
Garage = 171 sq ft / 15.8 sq m

Total = 2377 sq ft / 220.7 sq m

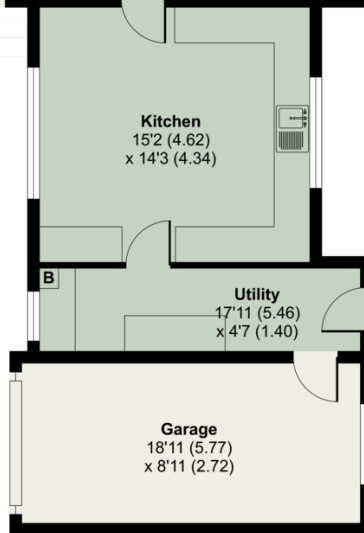
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1109371

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 11/04/2024.

Request a Viewing Online or Call 01768 593593