



**4 Croft Terrace, Penrith – CA11 7RW**

In Excess of **£350,000**

**PFK**



## 4 Croft Terrace

Penrith, Penrith

4 Croft Terrace is a 3 bedroomed semi-detached family home with attached 1 bedroomed annexe. There is driveway parking and low maintenance gardens to both the front and rear

- Semi-detached family home
- 3 bedrooms
- 1 bed annexe
- Driveway parking
- Open views
- Council Tax: Band C
- Tenure: freehold
- EPC ratings C & C

### Directions

From our office, head along Sandgate to the mini roundabouts adjacent to the bottom of Fell Lane. Take a left at the first mini-roundabout, and then at the next roundabout, take a right turn onto Wordsworth Street. Two thirds of the way up the hill, turn left into Croft Terrace and follow the road, number 4 can be found on the right hand side just before the corner.







### Entrance Hall

Accessed via part glazed UPVC front door with obscured glazed side panels. With stairs to the first floor, three storage cupboards, inset ceiling spotlights, radiator and doors giving access to the ground floor rooms.

### Lounge/Diner

27' 0" x 11' 11" (8.23m x 3.62m)

A bright and spacious dual aspect reception room with patio doors to the rear leading out to the garden and bay window to the front enjoying views over the rooftops towards the Lakeland fells. With decorative coving, tiled fireplace and hearth housing a log burning stove, space for dining furniture, wall mounted lighting, radiator and wood effect flooring

### Utility Room

With plumbing for washing machine and tumble dryer, built in storage cupboards, radiator, Velux window, inset ceiling spotlights, wood effect flooring and part glazed stable style UPVC door out to the rear garden

### Cloakroom/WC

Fitted with low level WC and wash hand basin with tiled splashback, wall mounted central heating boiler, inset ceiling spotlights and wood effect flooring

### Kitchen

15' 6" x 12' 5" (4.72m x 3.78m)

Fitted with a good range of wall and base units with complementary work surfacing and upstands incorporating stainless steel sink and drainer unit with mixer tap. Integrated electric oven and hob with extractor over, integrated dishwasher and space for freestanding fridge freezer. Breakfast bar dining area, radiator, inset ceiling spotlights, side aspect window and lockable, interconnecting door into the annexe







### Landing

With decorative coving, loft access hatch and doors giving access to the first floor rooms

### Bathroom

6' 9" x 6' 11" (2.06m x 2.12m)

Fitted with a three piece suite comprising WC, wash hand basin and P shaped jacuzzi bath with mains shower over. Fully tiled walls and flooring, vertical heated towel rail, inset ceiling spotlights and obscured rear aspect window.

### Bedroom 2

13' 4" x 12' 1" (4.07m x 3.68m)

A rear aspect double bedroom with radiator and space for bedroom furniture.

### Bedroom 1

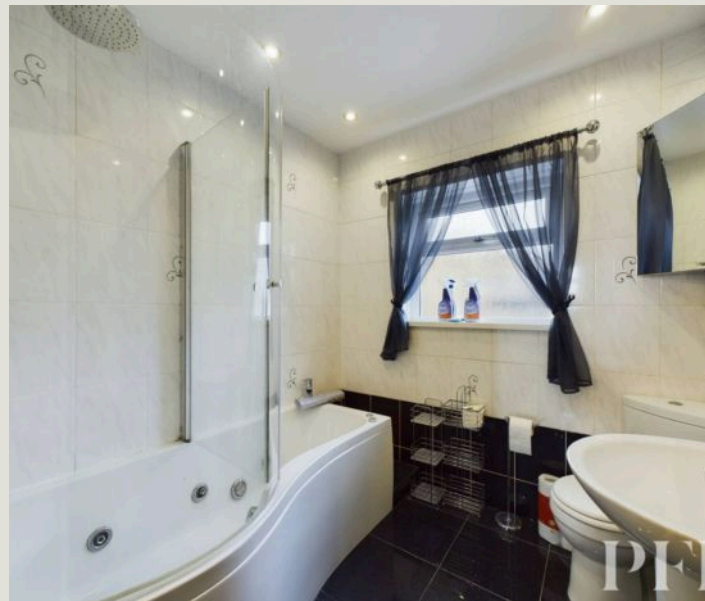
11' 11" x 10' 3" (3.62m x 3.13m)

A good sized front aspect double bedroom with bay window and window seat enjoying views over the rooftops of Penrith towards the Lakeland fells. With radiator and built in wardrobes.

### Bedroom 3

7' 1" x 7' 0" (2.17m x 2.13m)

A front aspect single bedroom with radiator and enjoying views over the rooftops towards the Lakeland fells.





## **ANNEXE ACCOMMODATION - 4A CROFT TERRACE**

### **Kitchen /Diner**

10' 1" x 11' 10" (3.07m x 3.61m)

Accessed via part glazed, external UPVC door to the side of the property. Fitted with a good range of wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated, countertop mounted gas hob with separate oven and microwave integrated at eye level, space for fridge freezer and plumbing for washing machine. Breakfast bar dining area, stairs to the first floor, radiator and front aspect bay window.

### **ANNEXE - FIRST FLOOR**

#### **Landing**

With doors giving access to the lounge and the ensuite bedroom.

#### **Lounge**

9' 4" x 12' 5" (2.85m x 3.79m)

A front aspect reception room with radiator and enjoying views over the rooftops of the town towards the Lake District fells

#### **Bedroom**

13' 5" x 12' 5" (4.08m x 3.78m)

A generous side aspect double bedroom with radiator.

#### **En-Suite**

8' 7" x 7' 3" (2.61m x 2.20m)

Fitted with a three piece suite comprising bath, WC and wash hand basin set in a vanity unit, part tiled walls, inset ceiling spotlights, vertical heated towel rail and obscured rear aspect window





## Additional Information

### Tenure , Council Tax & EPC Rating

The tenure for the overall property is freehold. The Council Tax Band for 4 Croft Terrace is C. The Council Tax Band for 4a Croft Terrace (Annexe) is A. The EPC rating for 4 Croft Terrace is C. The EPC rating for 4a Croft Terrace (Annexe) is C.

### Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order. 4a Croft Terrace (Annexe) - Please note that the annexe is subject to separate water rates, television licence and council tax payments to those of the main property.

### REFERRAL AND OTHER PAYMENTS

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.



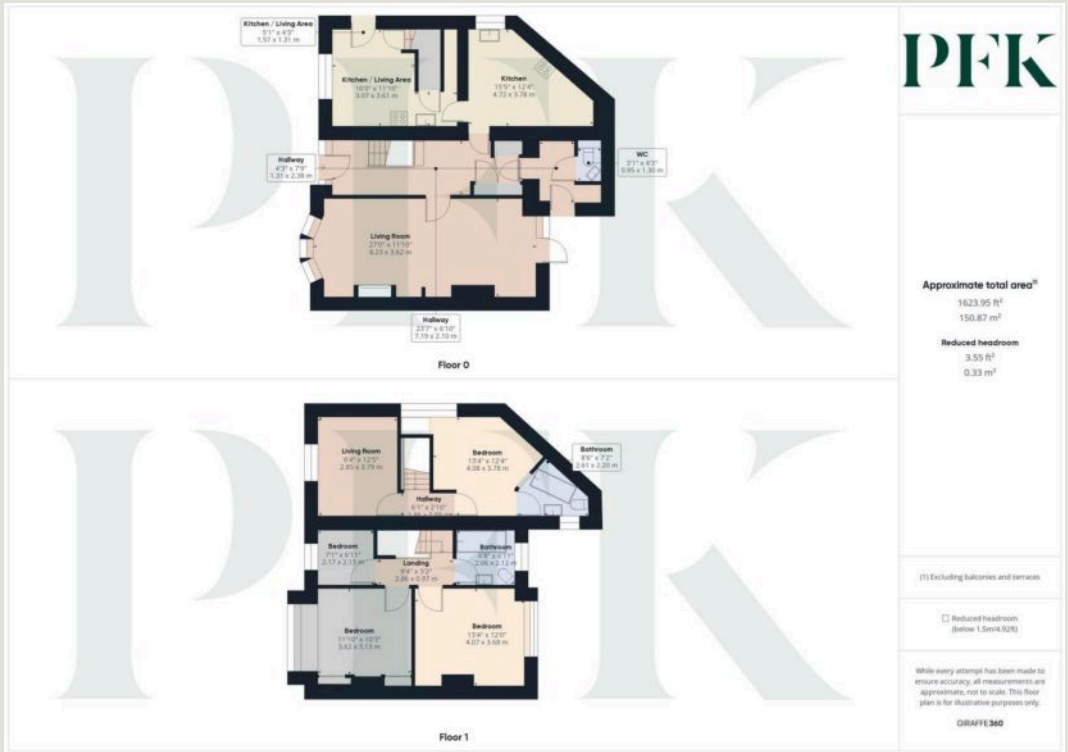




## GARDEN

To the front of the property, there is offroad parking for several cars on the driveway and an enclosed lawned garden with steps leading up to the front door. To the side there is a further, small lawned area with steps giving external access into the annexe, and to the rear, there is an enclosed patio garden and a large storage shed.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC





## PFK Estate Agents

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