



33 Cumberland Close, Clifton – CA10 2EN

Guide Price **£260,000**

PFK

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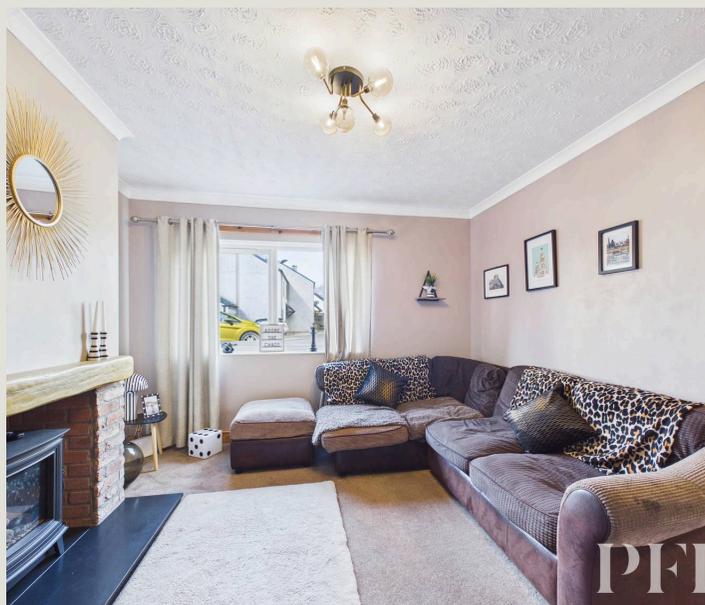
Clifton, Penrith

Located within the desirable and well-positioned village of Clifton, this attractive three-bedroom semi-detached home is ideally suited to modern family living, offering well-proportioned accommodation, contemporary fittings and appealing outdoor space.

The accommodation begins with a welcoming entrance hall, providing access to the living room, kitchen/dining room and staircase to the first floor. Positioned to the front aspect, the living room is a comfortable and inviting space, featuring a gas fire set within a brick fireplace with wooden lintel, along with useful understairs storage.

To the rear of the property, the generous dining kitchen forms the hub of the home. Contemporary in style, it has been fitted with a range of wall, base and tall units, complemented by coordinating work surfaces and upstands. Integrated appliances include two ovens, wine chiller, gas hob with extractor fan above, fridge-freezer and dishwasher, with additional space for a washing machine. Open display shelving adds a stylish touch, while the boiler is neatly concealed within a wall unit. A sink with drainer and mixer tap is positioned beneath the window, overlooking the rear garden.

Leading off the kitchen is the sun room, a valuable addition to the home. This bright and spacious area enjoys views over the garden and provides direct access outside, making it an ideal space for relaxation or entertaining.



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Clifton, Penrith

To the first floor, the property continues to impress with two well-proportioned double bedrooms, each benefitting from recessed wardrobe space and positioned to the front and rear respectively. A further single bedroom sits to the front, offering flexibility as a child's room, office or hobby space. The family bathroom completes the accommodation and is fitted with a suite comprising WC, basin set within a vanity unit and bath with shower over, along with a heated towel rail.

Externally, the property benefits from driveway parking and a single garage adjoining the house. The front garden is designed for low maintenance, while to the rear there is a good-sized garden, largely laid to lawn and complemented by a raised decked area, ideal for outdoor seating and entertaining. A useful garden shed provides additional storage.

A well-presented and practical home in a sought-after village location, offering excellent space both inside and out.





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Clifton, Penrith

Clifton is a picturesque village near Penrith, offering a peaceful rural lifestyle with stunning views of the Pennines. The village is home to a traditional pub, providing a welcoming spot for locals and visitors alike, and a well regarded primary school, making it an ideal location for families. With its historic stone buildings and tranquil atmosphere, Clifton combines the charm of village life with easy access to the amenities of Penrith, while the surrounding countryside offers beautiful landscapes for outdoor enthusiasts to enjoy.

- Spacious 3-bed semi-detached house
- Attractive accommodation
- Driveway parking and single garage
- Generous gardens with raised decked area
- Well-positioned on this desirable estate
- Conveniently located
- Tenure - Freehold
- Council Tax Band - C
- EPC Rating - C



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Living Room

14' 2" x 11' 9" (4.33m x 3.58m)

Kitchen / Dining

11' 8" x 15' 8" (3.55m x 4.77m)

Sunroom

7' 8" x 12' 5" (2.34m x 3.78m)

FIRST FLOOR

Landing

Bathroom

8' 4" x 5' 9" (2.54m x 1.74m)

Bedroom 1

11' 9" x 9' 7" (3.57m x 2.93m)

Bedroom 2

11' 1" x 7' 10" (3.37m x 2.38m)

Bedroom 3

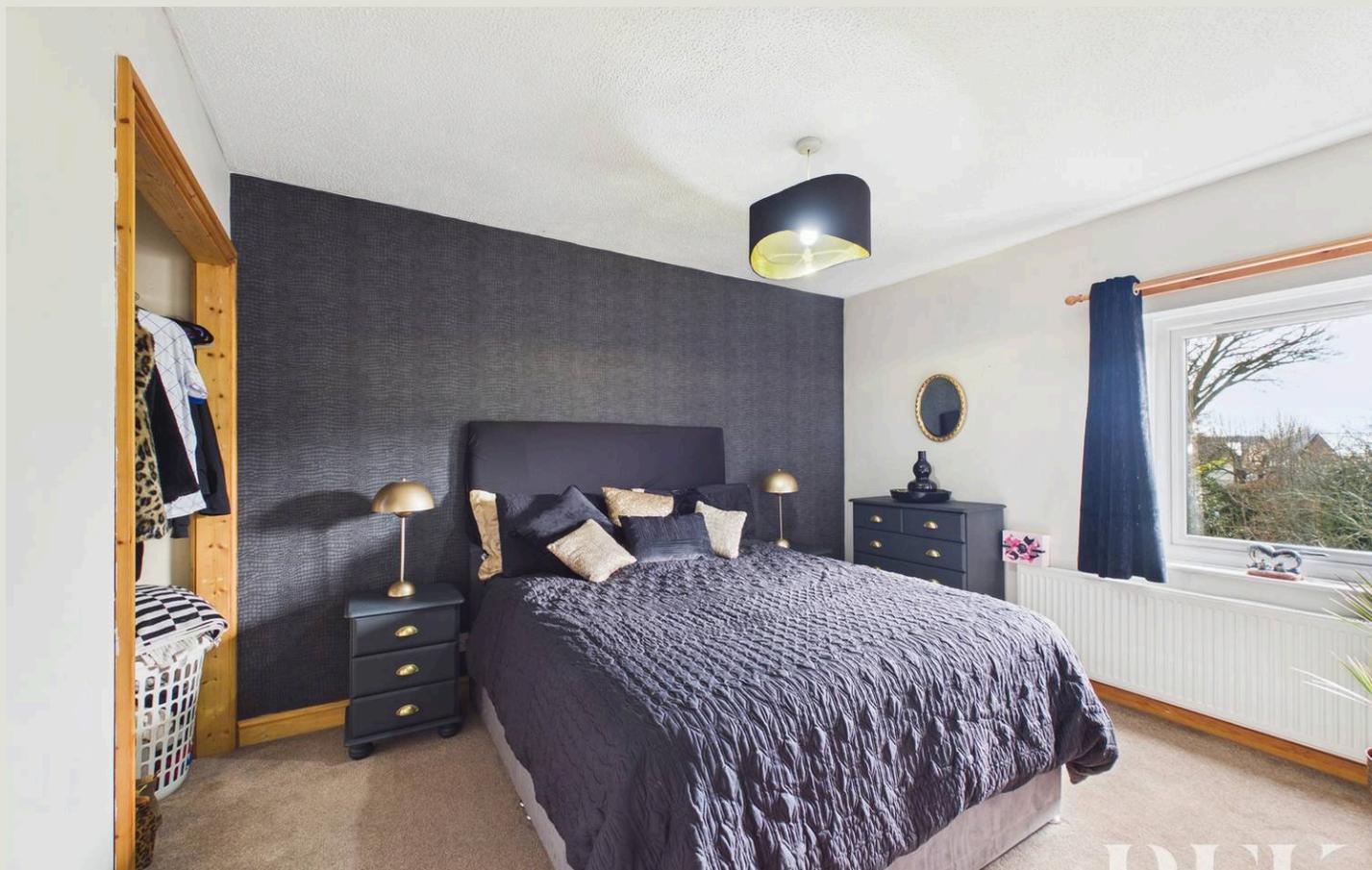
7' 10" x 7' 7" (2.38m x 2.30m)

EXTERNAL

Garage

Garden to rear and an area to the front.

Driveway parking for 1 vehicle.



ADDITIONAL INFORMATION

Services

Mains electricity, gas, water and drainage. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Directions

The property can be located by using What3Words - [///monday.jolt.jump](https://www.what3words.com/monday.jolt.jump) or via the Post Code CA10 2EN. A For Sale board has also been erected for identifying purposes.

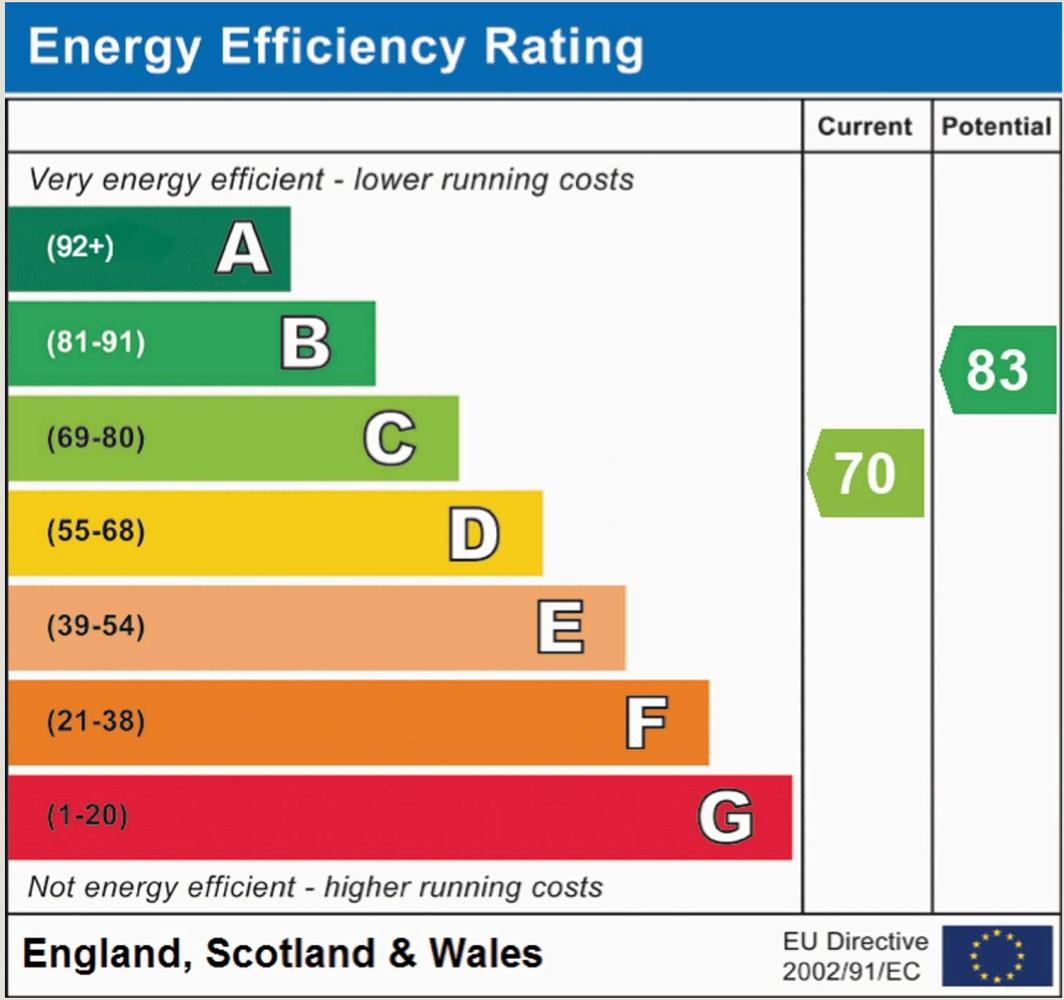
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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.









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