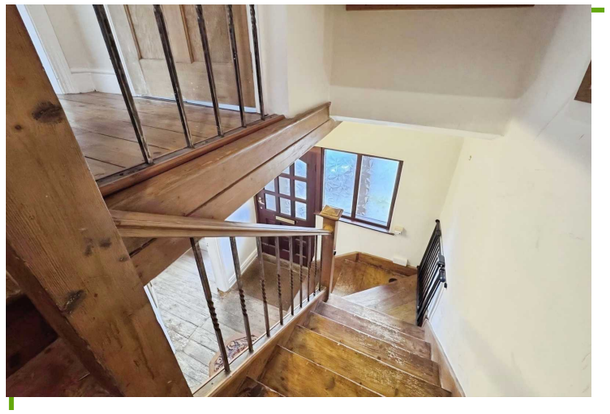
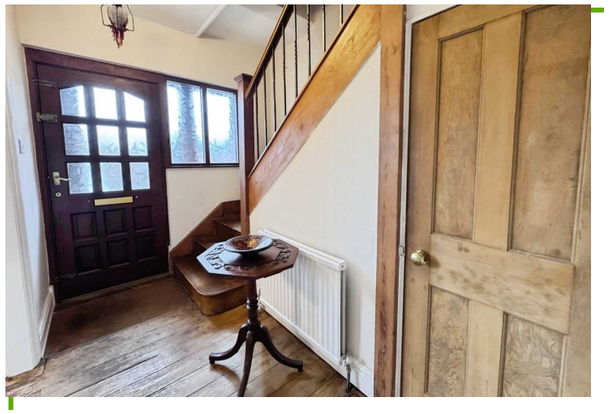


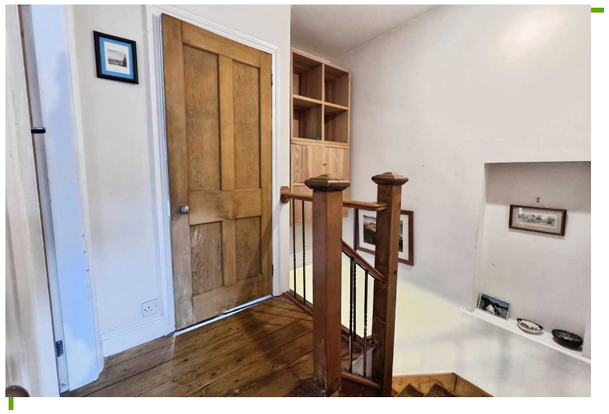


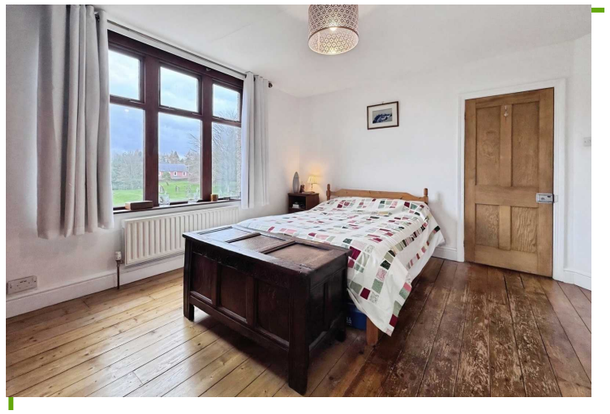












Woodlands, Drovers Lane, Penrith,
Cumbria, CA11

**Asking Price: £325,000**

**Tenure: Freehold**

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The Property Ombudsman

# Woodlands, Drovers Lane, Penrith, Cumbria, CA11

**Asking Price: £325,000 Tenure: Freehold**

Council Tax Band: C
EPC Rating: D
Local Authority: Cumberland Council, Allerdale

Other important information which you will need to know about this property can be found at your-move.co.uk

In the heart of Penrith, close to local amenities, this deceptively spacious three-bedroom family home offers generous accommodation, off-street parking and an enclosed rear garden. Opposite the church and enjoying a distant view towards the Beacon from the rear, the property is also conveniently level into town. Previously extended, it features a wonderful wraparound sun room, dining/snug area and family kitchen. Although end link, it appears standalone front the front.

## Description

A deceptively spacious three-bedroom end link property offering, entrance hallway, spacious lounge with dual aspect windows and pleasing views over the church, together with an extended and well-designed kitchen opening into a wraparound glazed dining/snug finished with high ceilings and character details, adds further appeal. To the first floor are three bedrooms and a bathroom. Outside, the property benefits from a rear garden with distant views towards the Beacon, along with a front garden laid to lawn and a parking area.

## Ground Floor

### Entrance Hall

Welcoming entrance hallway with handy understairs w/c cloakroom.

### Living Room

13'11" x 13'9" (4.24m x 4.2m)
Good size living room with feature fireplace. An ideal space for the family to sit and relax.

### Kitchen/ Dining Room

15'1" x 17'8" (4.6m x 5.38m)
The heart of the home, this lovely kitchen/dining room with adjoining snug/family room, with wrap around glazed area, an ideal space for entertaining or as separate areas for a growing family.
The kitchen has a range of fitted units, gas stove, island, integrated fridge and separate integrated freezer and doors leading out onto the rear garden. The rear garden has an attractive covered area, ideal for outdoor seating.

### Snug/ Family/ Dining

10'6" x 27'10" (3.2m x 8.48m)
Great space as part of the open plan kitchen/dining room or as a additional reception room.

## First Floor

### Bedroom 1

12'4" x 13'10" (3.76m x 4.22m)
Lovely large primary bedroom overlooking the front of the property and with open views to the church.

### Bedroom 2

8' x 11'1" (2.44m x 3.38m)
Second bedroom overlooking the rear garden.

### Bedroom 3

7'5" x 11' (2.26m x 3.35m)
Third bedroom ideal as a single bedroom or as a home office.

### Bathroom

6'3" x 7'10" (1.9m x 2.4m)
Family bathroom with bath, shower over, w/c and wash hand basin.

### Outside

To the front of the property is drive with off street parking for two cars and lawned area. To the rear is an enclosed garden with patio area, shed and lawn. Covered seating area.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

## Agents Notes

The property has double glazing and gas heating.

Personal Interest: One of the owners of Woodlands works for a company associated to Your Move.

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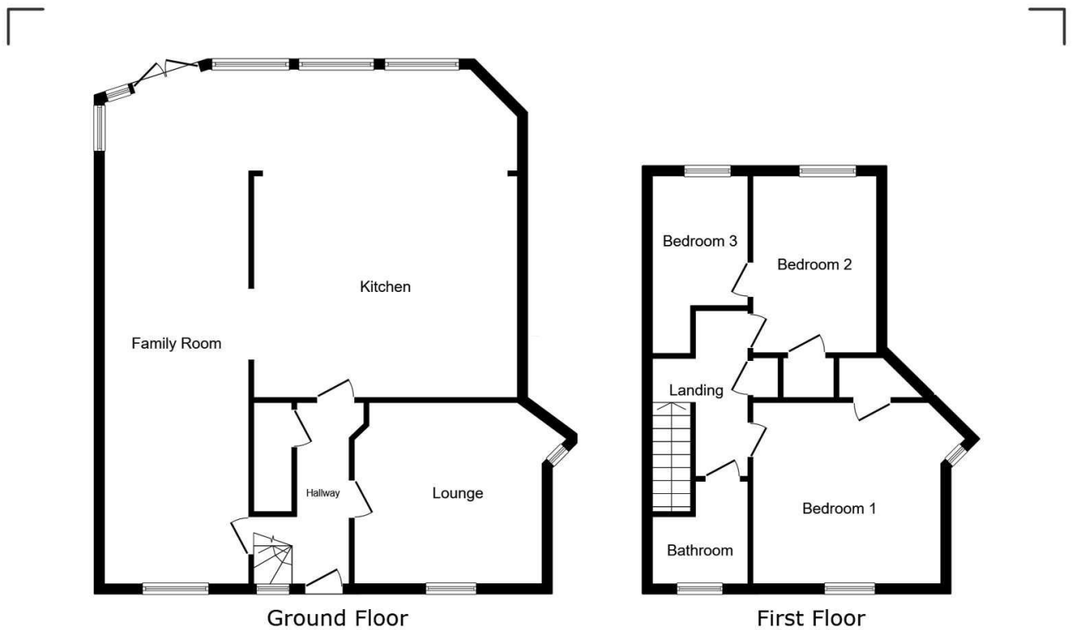
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io