



2 Newton Close, Newton Reigny, Penrith, CA11 0AL
Guide Price £325,000

PFK

2 Newton Close

The Property:

Situated in a peaceful position within easy reach of Penrith town centre, this well proportioned three bedroom detached bungalow offers spacious accommodation, generous gardens and lovely open views to the rear. The property would make an ideal home for those looking for single level living with excellent outdoor space and convenient access to the amenities of Penrith.

The accommodation comprises a comfortable lounge, separate dining room, fitted kitchen, conservatory, three bedrooms, family bathroom and a useful additional sunroom. The property offers well proportioned and versatile living space, with plenty of scope for a new owner to make the home their own.

Externally, the property benefits from large gardens extending to all sides, providing plenty of space for outdoor enjoyment, gardening and entertaining. To the rear, the garden enjoys beautiful open views across the adjoining field. A detached garage and generous offroad parking further complement the property.





2 Newton Close

Location & Directions:

Located on the edge of the popular village of Newton Reigny, which lies approximately three miles north west of Penrith. The local pub 'The Sun Inn' has a fabulous reputation and the village itself lies on the C2C cycle way. Penrith benefits from a mainline railway station, easy access to the M6 and A66 as well as providing many, excellent local amenities and primary/secondary schools.

Directions

2 Newton Road can be located by using the postcode CA11 0AL or by using What3Words: [///crew.briefer.unspoiled](https://www.what3words.com/crew.briefer.unspoiled)



- 3 Bedroom Detached Bungalow
- No Onward Chain
- Large Wraparound Gardens
- Plenty of Parking & Detached Garage
- Tenure: Freehold
- EPC rating E
- Council Tax: Band TBC

ACCOMMODATION

Conservatory

9' 11" x 10' 5" (3.03m x 3.18m)

Kitchen

14' 5" x 12' 2" (4.40m x 3.70m)

Dining Room

10' 4" x 12' 3" (3.14m x 3.73m)

Sun Room

4' 11" x 9' 11" (1.50m x 3.02m)

Living Room

19' 9" x 11' 11" (6.02m x 3.63m)

Hallway

13' 2" x 5' 9" (4.02m x 1.76m)

Bathroom

10' 11" x 8' 11" (3.33m x 2.71m)

Bedroom 1

9' 11" x 12' 1" (3.01m x 3.69m)

Bedroom 2

9' 11" x 11' 11" (3.01m x 3.63m)

Bedroom 2

9' 11" x 11' 10" (3.01m x 3.60m)

Bedroom 3

10' 10" x 9' 0" (3.31m x 2.74m)

Detached Garage

28' 3" x 11' 11" (8.62m x 3.62m)





EXTERNALLY

Garden

Gardens to front, both sides and rear, detached garage & plenty of parking.

DRIVEWAY

4 Parking Spaces

GARAGE







Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1580 ft²

146.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ADDITIONAL INFORMATION

Referral Fee Disclosure

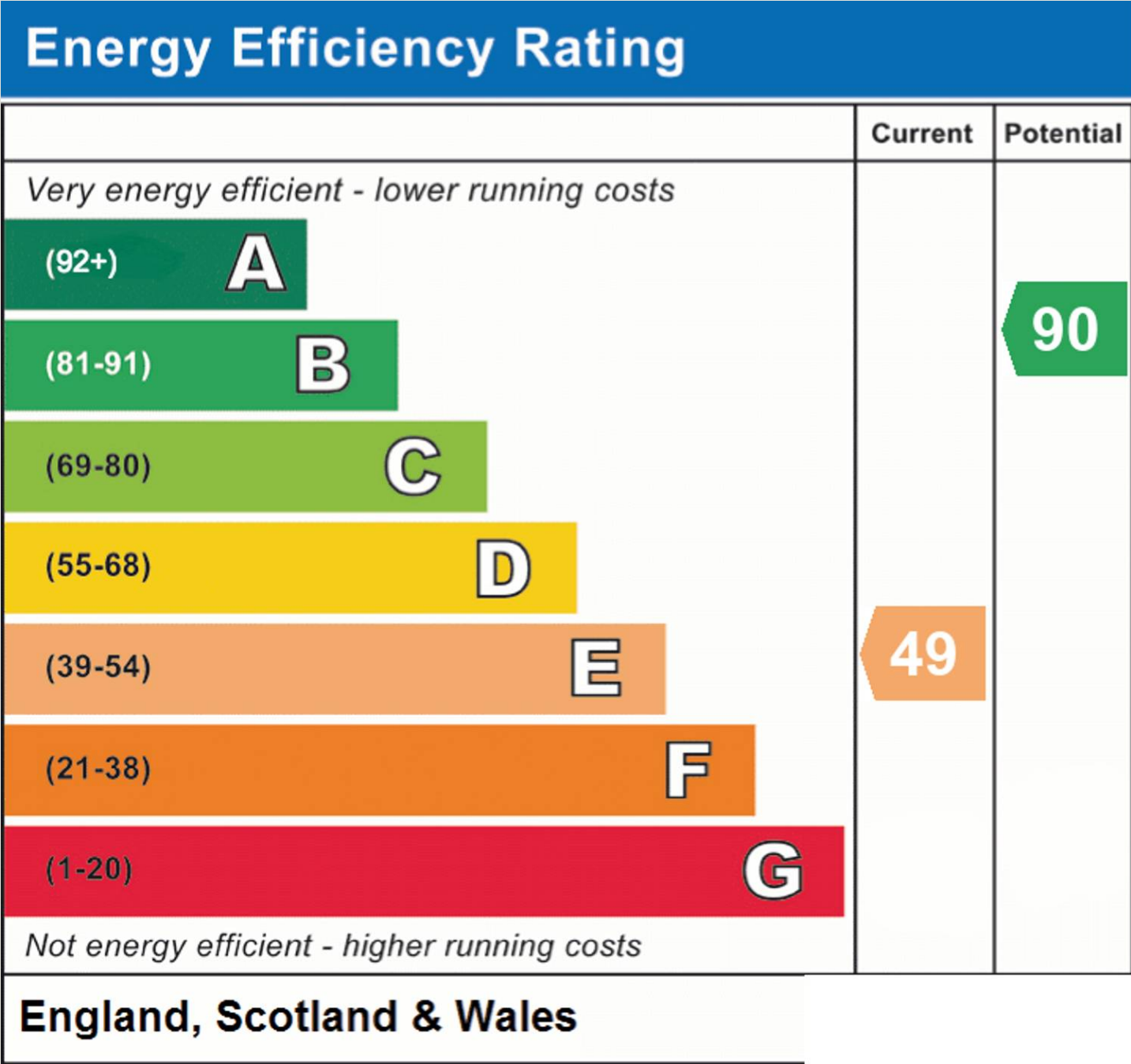
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Services

Mains electricity, LPG gas tank and septic tank drainage. Double glazing installed throughout. 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.

Septic Tank

We understand that the current septic tank may not be compliant with current regulations. Prospective purchasers would be required to satisfy themselves that this is compliant with regulations introduced on 1 January 2020.





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