



**12 Frenchfield Way, Penrith – CA11 8TW**

Guide Price **£280,000**

**PFK**

# 12 Frenchfield Way

Penrith, Penrith

## A Well-Proportioned Three-Bedroom Detached Bungalow in a Desirable Cul-de-Sac Setting

Occupying a prime position at the head of a quiet residential cul-de-sac, this well-proportioned three-bedroom detached bungalow offers excellent potential for prospective purchasers. Offered to the market with no onward chain, the property presents a wonderful opportunity to create a comfortable and personalised home within a highly sought-after location.

The accommodation begins with an **entrance porch**, leading into a welcoming **entrance hall** with a useful cloaks area. From here, access is provided to the principal living spaces, as well as an inner hallway leading to the bedrooms and bathroom.

The **living room** is a bright and inviting space, benefitting from dual-aspect windows that allow natural light to flood the room. A doorway connects through to the **dining kitchen**, enhancing the flow of the home.

The **kitchen** offers ample space for dining and is fitted with a range of units complemented by work surfaces, along with a stainless steel sink positioned beneath a front-aspect window. There is an integral pantry cupboard for additional storage, space for a washing machine and fridge, and integrated appliances including a gas hob, extractor fan and electric oven. Dual-aspect windows further enhance the light, while a door leads out to an **undercover ramped side access**, adding practicality and ease of movement.



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Returning to the inner hallway, there is a **useful storage cupboard** and loft access. The **bathroom** is fitted with accessible facilities, comprising a WC, wash basin and wet room-style shower, while a separate cupboard houses the boiler.

The property offers **three bedrooms**, including two doubles and a single, providing flexible accommodation suitable for a range of needs.

Externally, the bungalow is complemented by an **established and well-stocked garden**, featuring an array of flower beds, shrubs and mature trees. A pathway meanders through the garden, and a **flagged patio area** is perfect for outdoor seating and relaxation. A greenhouse and shed are also in place, along with an external electric socket and outside tap for added convenience.

To the front, a block-paved driveway provides **private off-road parking** and leads to a **detached single garage**, completing the external offering.

With its generous proportions, scope for enhancement, and enviable cul-de-sac position, this appealing bungalow represents a fantastic opportunity in a desirable residential setting.



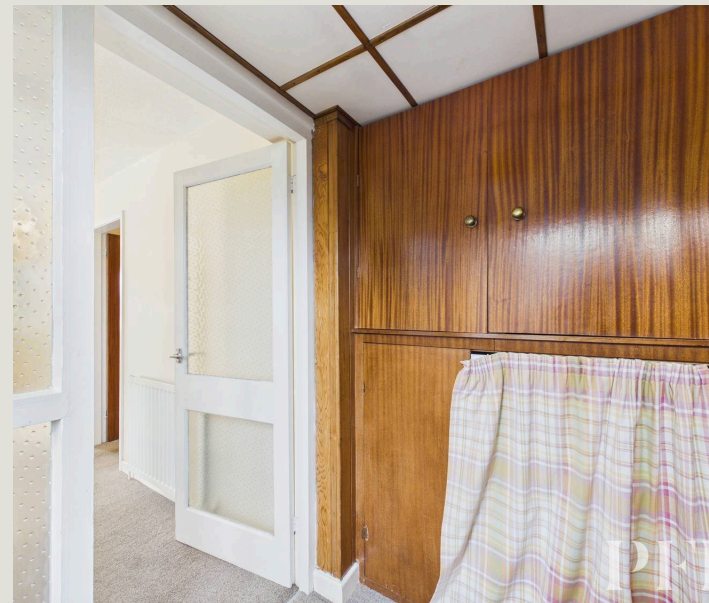


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The property occupies a cul-de-sac location of residential properties, broadly dating from the 1970s, close to Penrith town centre. Penrith caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, bus and railway stations, castle and park and a good selection of sports/leisure facilities. For those wishing to commute, the M6 is easily accessible at Junctions 40 or 41 and the Lake District National Park is also within easy driving distance.

- 3 bed detached bungalow
- Spacious dining kitchen
- Multiple rooms with large windows and ample natural light
- Mature landscaped garden with outdoor seating areas
- Private driveway and detached single garage
- Plenty of potential to make it your own
- Desirable town location
- Council tax band - D
- Tenure - Freehold
- EPC rating - TBC



## ACCOMMODATION

### Entrance Porch

5' 8" x 4' 3" (1.72m x 1.30m)

### Hallway

### Living Room

14' 3" x 12' 0" (4.34m x 3.66m)

### Kitchen / Dining Area

18' 5" x 8' 8" (5.62m x 2.64m)

### Side Entrance

### Bathroom

7' 1" x 5' 0" (2.17m x 1.52m)

### Bedroom 1

11' 10" x 11' 2" (3.60m x 3.40m)

### Bedroom 2

11' 9" x 9' 3" (3.59m x 2.82m)

### Bedroom 3

8' 8" x 8' 1" (2.65m x 2.46m)

## EXTERNAL

### Garage

9' 4" x 17' 10" (2.84m x 5.43m)

### Gardens & Parking

Established gardens and driveway parking



## ADDITIONAL INFORMATION

### Services

Mains electricity, gas, water and drainage. Gas central heating. 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 - [///open.duplicity.seeing](https://www.what3words.com/open.duplicity.seeing) or via the Post Code CA11 8TW. A For Sale board has also been erected for identifying purposes.

### Referrals and Other Payments

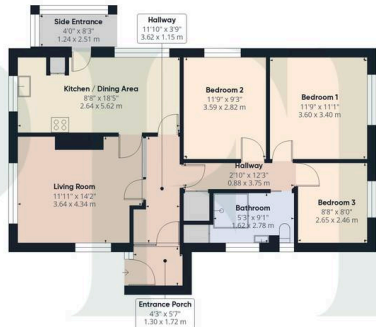
PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- 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.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





# PFK



Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1014 ft<sup>2</sup>

94 m<sup>2</sup>

(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



## PFK Estate Agents

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