



25 Burney Road, Carleton Village, CA11 8FU

Guide price £335,000



25 Burney Road

Carleton Village, CA11 8FU

- 3 Bedrooms & 2 Bathrooms
- Large gardens
- Short walk to Penrith town centre
- High specification finish
- Viewing by appointment only
- Primary with dressing area and ensuite
- Ample parking
- Great access by road and rail
- Energy efficient B rated EPC

This three bedroom, two bathroom detached home benefits from a large plot and is an immaculately presented throughout. Built by the popular Story Homes the property has a spacious kitchen diner with access to the garden, living room, utility, and downstairs wc. On the first floor there are three bedrooms including the primary bedroom with dressing room and en-suite shower room, another double, a bedroom utilised as a study and four piece family bathroom. Attractive lawned gardens to the rear along with a large double driveway and garage. Located ideally on the edge of Penrith town centre with easy access to the Lake District National Park.



Entrance Hallway

Upon entering through the front door the hallway provides access to the living room and the stairs to the first floor.

Living Room

9'5" x 15'0" (2.89 x 4.59)

The light and open living room is accessed from the entrance hallway and leads on to the kitchen diner, utility and downstairs wc. It is a warm and welcoming space with views over the front of the property.

Kitchen Diner

12'11" x 11'7" (3.94 x 3.55)

The kitchen diner is accessed from the living room and has a fantastic amount of storage and worktop space, integrated appliances and has an open feel and room for a dining table overlooking the garden, with a door out on to the patio, perfect for entertaining.

Utility

The utility space has room for an under the counter washing machine, has fitted storage and a sink.

Downstairs WC

4'7" x 6'2" (1.42 x 1.89)

The downstairs WC is very spacious and could house further storage solutions and has a frosted double glazed window.

Upstairs Hallway

Primary Bedroom

9'7" x 10'8" (2.94 x 3.26)

The spacious primary bedroom is light and looks out over the front of the property, it has walk in dressing room attached to it with fitted wardrobes, space for a dressing table and it leads into the primary ensuite. The window is double glazed.





Directions

Turn off the A686 towards Frenchfields. then take the left into the story development at Brougham Fields. Burney Road is found on the left hand side. Number 25 is found on the corner as you come around to the end of Burney Road.

Primary Ensuite

The primary ensuite has a stand alone shower, wc and sink unit, heated towel rail and has been completed to a high standard, it also has a frosted double glazed window.

Bedroom Two 9'0" x 11'0" (2.75 x 3.37)

Bedroom two has views over the back garden, has a fitted wardrobe and it light and spacious. The window is double glazed.

Bedroom Three/Study 8'6" x 9'7" (2.61 x 2.93)

Currently utilised as a study, bedroom three has views over the front of the property and is light and spacious. The window is double glazed.

Bathroom 7'5" x 9'8" (2.28 x 2.95)

The main bathroom has a stand alone shower, bath, wc, heated towel rail and sink and is finished to a high standard, with a frosted double glazed window.

Garage

The integrated garage allows for space for one car and storage.

Outside

Outside there is a driveway and front lawn with parking for two cars, the back garden has a generous lawn, patio area and space for a shed.

Services

Mains gas central heating. Mains water, electric and drainage.

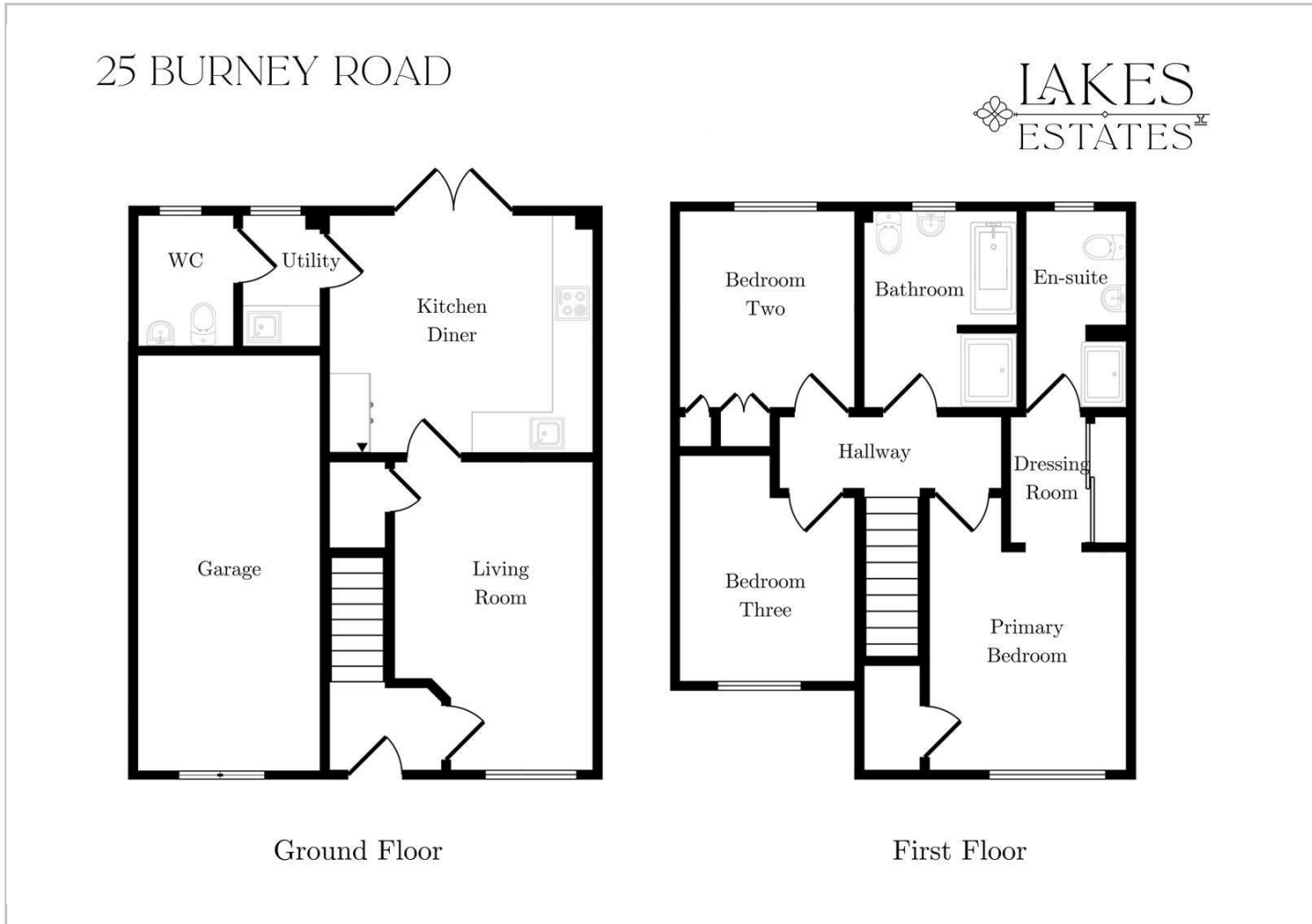
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Floor Plans



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

