



## Penrith

£310,000

10 Snowdrop Close, Penrith, Cumbria, CA11 8FG

Nestled in a quiet cul-de-sac within the popular Carleton Meadows development, this immaculately presented four bedroom detached, modern house is welcomed the market. The property was constructed in 2022, and brought to the market in turn-key condition, offering a blend of contemporary living with beautiful surroundings. The property briefly comprises of; Kitchen/ dining room with breakfast bar, lounge, 4 bedrooms, driveway and garage.

Penrith is a quaint market town in the Eden Valley, only three miles from the outskirts of the Lake District. Penrith offers numerous shops, supermarkets including Morrisons and Sainsburys, bars and restaurants with several reputable primary and secondary schools available. The area offers many outdoor activities including woodland walks, equestrian pursuits, golf course, which are very popular in the region. Penrith offers good transport links including bus services, railway station with links to North and South and M6 motorway.

Early viewings come highly recommended.

### Quick Overview

- 4 Bedroom detached family home
- Spacious living room
- Fitted kitchen/ dining with breakfast bar
- Situated in quiet cul-de-sac
- Popular residential development
- Close to local amenities
- Immaculately presented
- Driveway
- Garage

Broadband Speed - Ultrafast 1000 Mbps



4



2



1



B



Ultrafast  
1000 Mbps



Driveway  
& Garage

Property Reference: P0355



Kitchen/Diner



Kitchen/Diner



Living Room



Bathroom

### Introduction

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Leaving Penrith, head south-west on Corn Market/ A592 towards Great Dockray. Continue onto Great Dockray and take Princess Street to King Street/ A6. Turn right onto King Street/ A6. Take Regional Route 71 to Carleton Avenue / A686 and left onto Carleton Avenue/ A686. Follow Carleton Hill Road and Primrose Drove to Snowdrop Close. The property will be on the right hand side.

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### Property Overview

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The property comprises of entrance hall with carpeted stairs to upper level with access into the living room. The living room is spacious in size, with large double glazed window to front aspect, bringing in lots of natural light. Laminate flooring. Double doors lead you into the kitchen/ dining room with integrated gas hob, oven and extractor. Breakfast bar with cream coloured worktops, grey wall and base units. Availability for fridge and freezer. Sink with hot and cold taps. Storage cupboard. Laminate flooring. Double glazed window. French doors lead onto the rear aspect.

The first floor offers 4 bedrooms and family bathroom. Bedroom 1 is a generous sized doubled bedroom with storage cupboard and En-suite. Double glazed window to front aspect, with views of the Pennines in the distance. Carpet flooring. Three piece En-suite with shower, WC and basin with mixer taps. Double glazed window to side aspect. Part tiled with vinyl flooring. Bedroom 2 is a double bedroom with doubled glazed window to front aspect. Carpet flooring. Bedroom 3 is a large single/ small double bedroom. Doubled glazed window to rear aspect with carpet flooring. Bedroom 4 is a single bedroom that could easily be used as a home office/ study. Double glazed window to rear aspect. Carpet flooring. Three piece family bathroom with shower over bath, WC and basin with mixer taps. Heated towel rail. Double glazed to rear aspect. Part tiled with vinyl flooring.

The property benefits a utility room with access to the side aspect, here the boiler is situated. Plumbing for a washing machine. Laminate flooring. The utility room allows access to the downstairs WC.

## Accommodation with approx. dimensions

### Ground Floor

#### Entrance Hall

Kitchen/ dining 18' 4" x 9' 10" (5.59m x 3m)

Living Room 15' 9" x 11' 2" (4.8m x 3.4m)

Utility Room 7' 3" x 5' 3" (2.21m x 1.6m)

#### Downstairs WC

Garage 15' 9" x 9' 2" (4.8m x 2.79m)

### First Floor

Bedroom One 14' 5" x 12' 6" (4.39m x 3.81m)

#### En Suite

Bedroom Two 12' 2" x 9' 2" (3.71m x 2.79m)

Bedroom Three 9' 6" x 9' 2" (2.9m x 2.79m)

Bedroom Four 9' 6" x 7' 3" (2.9m x 2.21m)

#### Bathroom

#### Outside

Low maintenance front and rear gardens. Front garden with small grassed area, shrubs and small trees with chipped stones. Monoblock driveway for ample parking with access to single garage. Rear garden is enclosed with wooden fence boundary. Large grassed area.

#### Services

Mains water, electricity, gas and drainage

#### Maintenance Fees

We have been advised these have not yet been charged, however will be approximately £160.18 p/a

#### Tenure

Freehold

#### Age and Construction

We have been advised the property was built circa 2022, and is of brick and tile construction

#### Council Tax

Westmoreland & Furness  
Band C

#### Broadband Speed

Superfast 1000 Mbps available.

#### Energy Performance Rating

Band B

#### Viewings

By appointment with Hackney and Leigh's Penrith office.  
Please note, we can only offer viewings on a weekend.

#### What3Words Location

Rebounder.sifts.shaped

#### Price

£310,000



Bedroom One



En-suite Shower Room



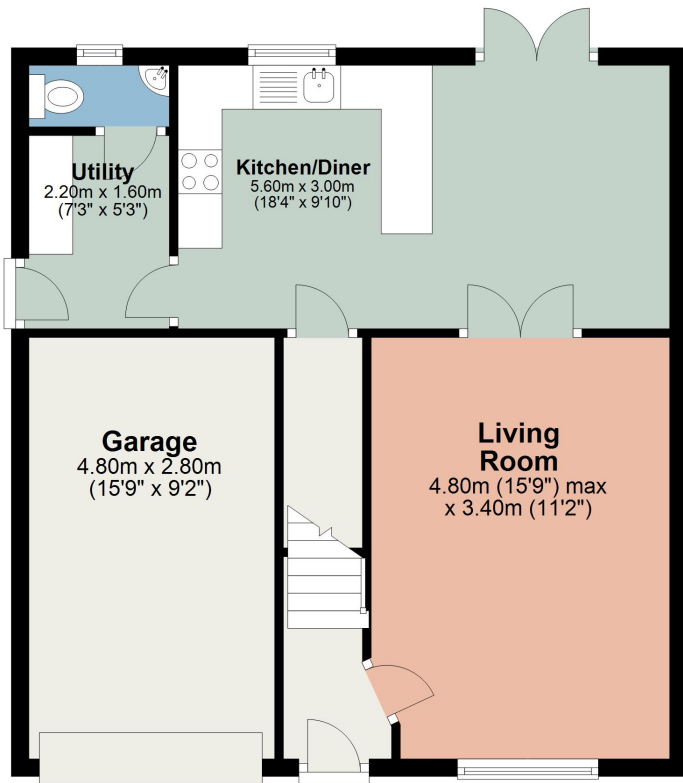
Bedroom Two



Garden

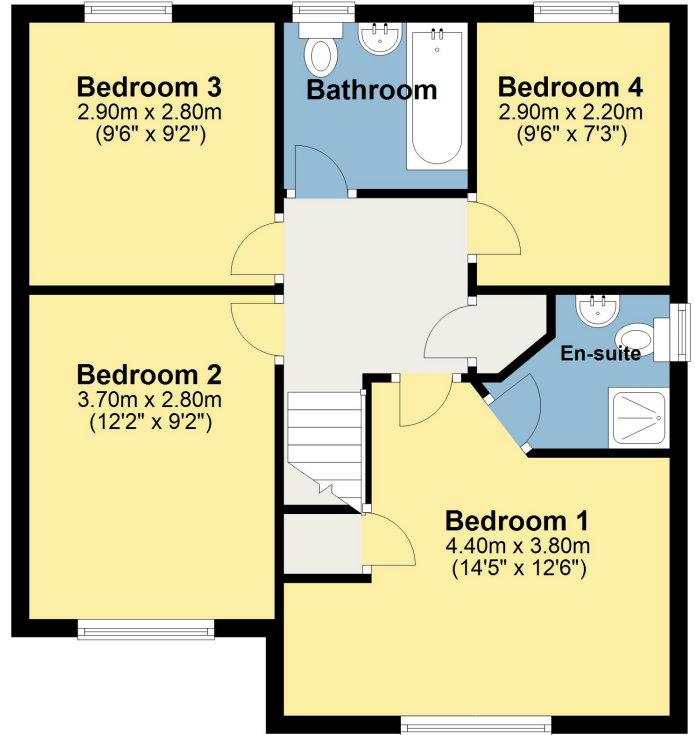
## Ground Floor

Approx. 57.8 sq. metres (622.5 sq. feet)



## First Floor

Approx. 53.9 sq. metres (580.1 sq. feet)



Total area: approx. 111.7 sq. metres (1202.6 sq. feet)

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

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