



## Penrith

£265,000

43 Carleton Meadows, Penrith, Cumbria, CA11 8UR

Welcomed to the market, is this immaculately presented 3 bedroom detached house, located within the sought-after development of Carleton Meadows, Penrith. The property offers the perfect blend of modern living and convenience. Boasting a pristine condition throughout, this property is ready for you to move straight in and start enjoying your new home. The property briefly comprises of; Fitted dining kitchen, living room, 3 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

3 Bedroom detached house

Fitted kitchen/ dining room

Living room

Bedroom 1 & En-suite

Presented in walk in condition

Sought after area

Enclosed garden

Driveway & parking space

Garage

Broadband Speed - Ultrafast 1000 Mbps



3



2



1



B



Ultrafast  
1000 Mbps



Driveway  
& Garage

Property Reference: P0362





Dining Kitchen



Dining Kitchen



Living Room



Bathroom

**Introduction** Welcomed to the market, is this immaculately presented 3 bedroom detached house, located within the sought-after development of Carleton Meadows, Penrith. The property offers the perfect blend of modern living and convenience. Boasting a pristine condition throughout, this property is ready for you to move straight in and start enjoying your new home. The property briefly comprises of; Fitted dining kitchen, living room, 3 bedrooms, driveway, and garage.

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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 Roper Street. Merge onto Carleton Road/ Regional Route 71. Turn left onto Carleton Avenue/ A686. Take Primrose Drive to Carleton Meadows. Turn left onto Carleton Hill Road, turning left onto Primrose Drive and continue into Carleton Meadows. The property will be on the left hand side.

Early viewings come highly recommended.

**Property Overview** Welcomed to the market, is this immaculately presented 3 bedroom detached house, located within the sought-after development of Carleton Meadows, Penrith. The property offers the perfect blend of modern living and convenience. Boasting a pristine condition throughout, this property is ready for you to move straight in and start enjoying your new home. The property briefly comprises of; Fitted dining kitchen, living room, 3 bedrooms, driveway, and garage.

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The property consist of; Entrance hall with carpet flooring leading into the living room. The living room with large double glazed window to front aspect, provides views to the Beacon in the distance. This inviting space is perfect for relaxing after a long day. Carpet flooring, with access into the inner hallway. The inner hall allows access to the dining kitchen, downstairs cloakroom WC and upper level. Laminate flooring with carpeted stairs. Fitted dining kitchen equipped with modern appliances and ample storage, making it ideal for both everyday meals and special occasions. Integrated gas hob, double oven and extractor with integrated dishwasher. Availability for washing machine and free standing fridge/ freezer. Cream coloured worktops with brown/ black coloured worktops. Stainless steel sink with mixer taps. Double glazed window with double glazed French doors to rear aspect. Laminate flooring.

The first floor comprises of 3 bedrooms and family bathroom. Bedroom 1 is a spacious double bedroom with En- suite. Two double glazed windows to front aspect providing views of the Beacon in the distance, while bringing in lots of natural light. Carpet flooring. Three piece En- suite with shower, WC and basin with mixer taps. Double glazed window to front aspect. Part tiled with vinyl flooring. Bedroom 2 is a large double bedroom. Double glazed window to rear aspect with carpet flooring. Bedroom 3 is a good size single bedroom that could be used as a home office. 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 window to



side aspect. Part tiled with vinyl flooring.

#### Accommodation with approx. dimensions

##### Ground Floor

**Dining Kitchen** 18'9" x 7'7" (5.72m x 2.31m)

**Living Room** 16'2" x 10'2" (4.93m x 3.10) max

##### Downstairs WC

**Garage** 15'8" x 7'11" (4.78m x 2.41m)

##### First Floor

**Bedroom One** 13'10" x 9'7" max (4.22m x 3.92m max)

##### En- Suite

**Bedroom Two** 11'3" x 8'8" (3.43m x 2.64m)

**Bedroom Three** 9'11" x 7'11" (3.02m x 2.41m)

##### Bathroom

**Outside** The front garden is tastefully adorned with a variety of shrubs. Monoblock driveway with access into the integral garage. The rear garden, you'll find a beautifully designed, low-maintenance garden with wooden fence boundary. This outdoor space is ideal for those who love to relax without the hassle of constant upkeep. The rear garden features a serene pond, grassed area, shrubs and patio area. We have been advised the land to the front of the property will be transformed to a large grassed area, with small children playground at the far side with walks leading to Penrith town.

**Services** Mains electricity, mains gas, main water. Mains drainage.

**Maintenance Fees** We have been advised these are approximately £265.83 p/a

**Tenure** Freehold. We have been advised the current home owners have purchased the Leasehold, with this being reflected on the Title by end of 2024. All documentation can be provided.

**Age and Construction** We have been advised the property is approximately 8 years old, and is of brick and tile construction.

**Council Tax** Westmorland & Furness Council. Band C

**Broadband Speed** Ultrafast 1000 Mbps available.

**Energy Performance Rating** Band B

**Viewings** By appointment with Hackney and Leigh's Penrith office.

**What3Words Location** equity.retire.newlywed

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Bedroom One



En-suite Shower Room



Bedroom Two



Garden

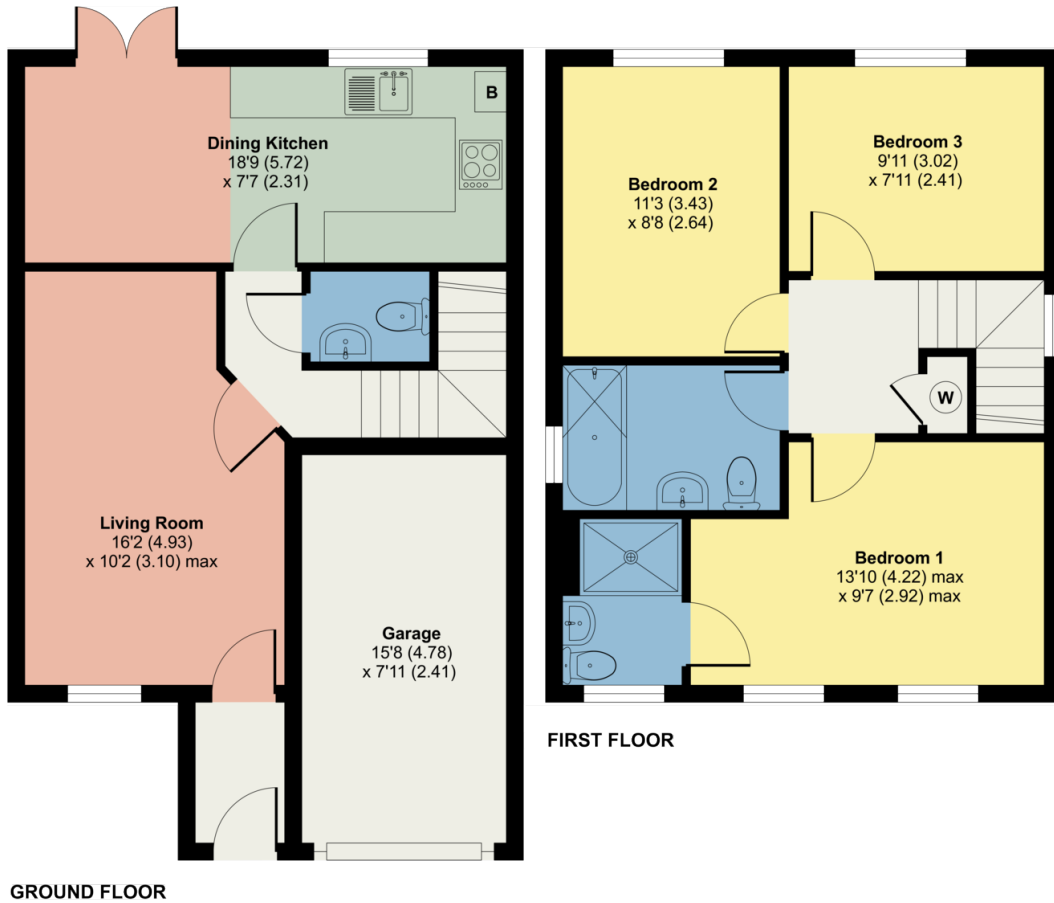
# Carleton Meadows, Penrith, CA11 8UR

Approximate Area = 848 sq ft / 78.7 sq m

Garage = 121 sq ft / 11.2 sq m

Total = 969 sq ft / 89.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2024. Produced for Hackney & Leigh. REF: 1169051

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