



## Penrith

£280,000

60 Tulip Gardens, Penrith, Cumbria, CA11 8BY

Beautifully presented 3 bedroom semi detached house is welcomed to the market in the sought after Carleton Meadows development in Penrith. Constructed in 2022 and brought to the market in walk in condition. The property sits on a substantial plot with walled gardens, patio with Pergola. Off road parking with drive and garage, and is conveniently located near local amenities, and enjoys easy access to regular bus service and M6 motorway to North and South.

### Quick Overview

- 3 Bedroom semi detached house
- Corner plot in the popular Carleton Meadows development
- Fitted kitchen / diner
- Lounge with media wall & patio doors to rear aspect
- Master bedroom with En Suite
- Presented in walk-in condition
- Easily managed garden
- Driveway & garage
- Ultrafast 1000 Mbps Broadband Speed
- Early viewing essential



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Ultrafast  
1000 Mbps



Driveway &  
Garage

Property Reference: P0321



Living Room



Dining Kitchen



Dining Kitchen



Dining Kitchen

## Location

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, and golf course, which are very popular in the region. It's ideal location for those needing access to the M6, Penrith train station and local amenities with bus services running to surrounding areas.

Early viewings come highly recommended.

## Property Overview

Nested in a sought after residential area, this 3 bedroom semi detached house offers a fantastic opportunity for those looking to create their dream home. The property sits on a substantial plot and is conveniently located near local amenities, and enjoys easy access to regular bus service and M6 motorway to North and South.

The property consists of entrance hall with laminate flooring and carpeted stairs to upper level. Fitted kitchen / diner with double glazed bay window to side aspect, double glazed window to front aspect and side aspect, bringing in lots of natural light. Integrated electric hob, oven and extractor. Integrated fridge / freezer and dishwasher. Wooden effect worktops with grey wall and base units. Stainless steel sink with mixer taps. Storage cupboard. Laminate flooring. Access into utility room and entrance hall. Spacious lounge with double glazed window to front aspect with double glazed patio doors to rear aspect. The lounge benefits with a media wall and feature electric fire. Laminate flooring.

The first floor comprises of three bedrooms and family bathroom. Bedroom 1 is a spacious bedroom with double glazed windows to front and rear aspect featuring an En Suite. Three piece En Suite with shower, WC and basin with mixer taps. Double glazed window to front aspect. Laminate flooring. Bedroom 2 is a small double with double glazed window to front and side aspect. Carpet flooring. Bedroom 3 is a single that could easily be used as study, currently being used a walk in wardrobe. Double glazed window to side aspect. Carpet flooring. Three piece family bathroom with bath with mixer taps, WC and basin with mixer taps featuring heated towel rail. Double glazed window to front aspect. Part tiled. Laminate flooring.

The property benefits from utility room with wooden effect worktop, plumbing for washing machine and tumble dryer. Access into the WC Cloakroom and kitchen / diner. Laminate flooring.

## Accommodation with approx.. dimensions

### Ground Floor

#### Entrance Hall

#### Kitchen / Dining Room

18'3ft x 11'4ft (at max)





Living Room



Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

### Utility Room

6'3ft x 5'2ft

### Lounge

18'4ft x 10'2ft

### WC Cloakroom

### First Floor

### Bedroom One

18'4ft x 10'4 at max

### En-suite

### Bedroom Two

10'5ft x 9'1ft at max

### Bedroom Three

9'1ft x 7'5ft

### Bathroom

### Outside

Surrounding lawned gardens including walled garden with paved patio and pergola. Pedestrian access gate, adjacent garage and driveway providing parking spaces. The garage is currently equipped with a small indoor gym.

### Services

Mains water, electricity, gas and drainage. Gas central heating.

### Council Tax

Band C

### Tenure

Freehold

### Viewings

Strictly by appointment with Hackney & Leigh Penrith office.

### Energy Performance Certificate

TBC

### What3words

///overgrown.hiding.racing

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Rear Elevation



Patio and Garden





60 Tulip Gardens



Detached Garage

Request a Viewing Online or Call 01768 593593



## Meet the Team

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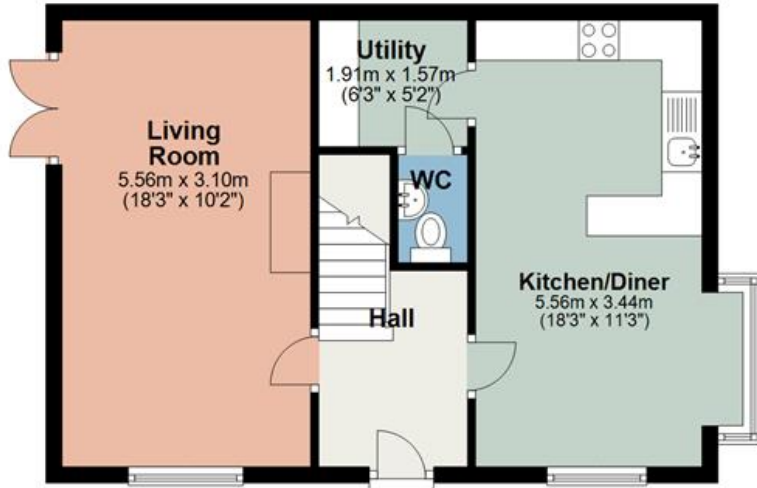


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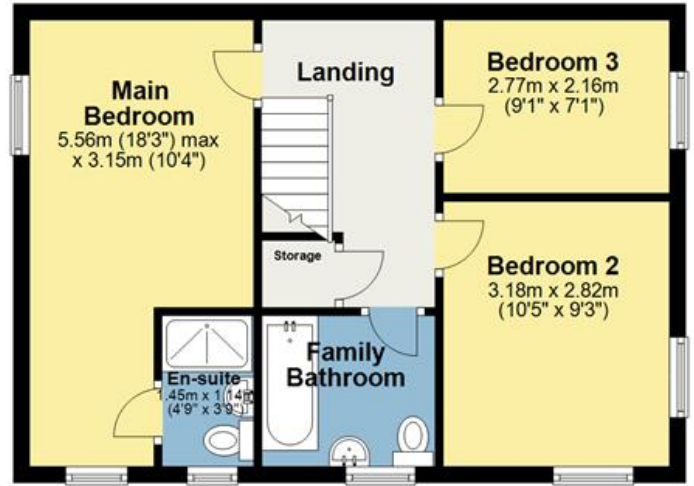
### Ground Floor

Approx. 44.8 sq. metres (482.6 sq. feet)



### First Floor

Approx. 44.7 sq. metres (480.8 sq. feet)



Total area: approx. 89.5 sq. metres (963.5 sq. feet)

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

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