



## Carleton

£325,000

5 Hawthorn Drive, Carleton, Penrith, Cumbria, CA11 8WF

Welcome to your new home, a delightful detached house located in a quiet cul-de-sac in the charming town of Penrith. Offering the perfect blend of comfort and functionality, with the added benefit of no onward chain, this home offers a seamless transition for those eager to settle into a welcoming community. As you approach the home, you'll appreciate the convenience of the integral garage and driveway, providing ample parking and storage solutions. The small garden offers a charming outdoor space, perfect for relaxing or enjoying a morning coffee in the fresh air, without the burden of extensive maintenance.

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home, inviting you to explore. Laminate flooring with carpeted stairs lead to the upper floor and to your right is the living room. The spacious living room is a true highlight, featuring a large double glazed window to the front aspect that floods the space with natural light, creating a warm and inviting atmosphere. The room is further enhanced by a stylish mounted electric fire, providing a cosy focal point for relaxing evenings. This bright and airy space effortlessly connects to the fitted kitchen, making it perfect for both entertaining and everyday family life. Carpet flooring.

### Quick Overview

- 3 Bedroom detached house
- Fitted kitchen/ dining room
- Spacious living room
- Utility room
- Cul-de-sac location
- Low maintenance gardens
- No onward chain
- Integral garage
- Driveway for ample parking
- Ultrafast broadband available



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Ultrafast  
broadband  
available



Driveway  
& Garage

Property Reference: P0447





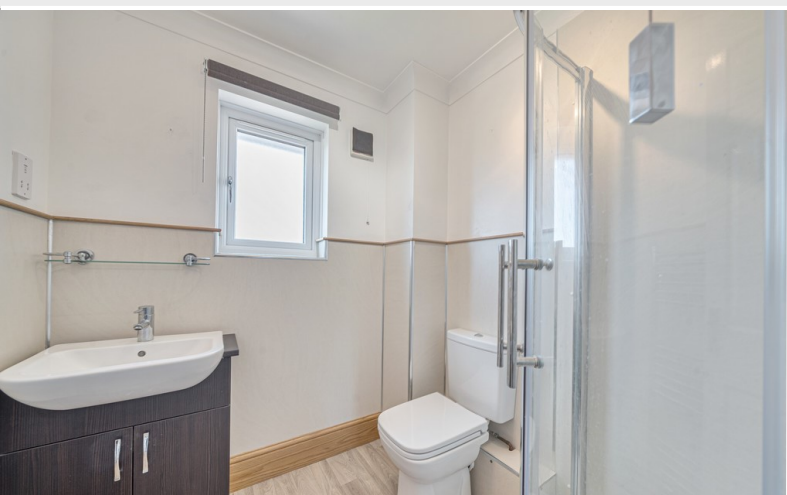
Kitchen/ Diner



Living Room



Bedroom One



En-suite

The heart of the home is undoubtedly the well-appointed kitchen/ dining area, making it an ideal space for entertaining or enjoying family meals. Featuring integrated electric hob, double oven and extractor. Integrated dishwasher and fridge, with availability for a free standing fridge/ freezer. Large storage cupboard. Stainless steel sink with mixer taps. Dark grey coloured worktops with ample cream coloured wall and base units. Double glazed window and door access to rear aspect. Part tiled with laminate flooring. Adjacent to the kitchen/ diner is the utility room allowing access into the integral garage, downstairs WC and side aspect. The utility room provides availability for a washing machine and tumble dryer.

Venture upstairs to find 3 bedrooms and family bathroom. Bedroom 1 is a generously sized double room, complete with an En-suite for added privacy and convenience. This room also boasts fitted wardrobes and an airing cupboard, providing ample storage solutions and ensuring a clutter-free living space. Double glazed window to front aspect with carpet flooring. Three piece En- suite with corner shower, WC and basin with mixer taps. Heated towel rail. Double glazed window to front aspect. Partial splashback with vinyl flooring. Bedroom 2 is a unique feature of the home, stretching the length of the house and offering double glazed windows to both the front and rear aspects. This long double bedroom is bathed in natural light and includes fitted wardrobes, making it a versatile space that can easily adapt to your needs. Carpet flooring. Bedroom 3 is a good sized single bedroom with double glazed window to rear aspect. Carpet flooring. Three piece family bathroom with shower over jacuzzi bath, WC and basin set within a vanity unit. Double glazed window to rear aspect. Part tiled with laminate flooring.

Penrith is a quaint market town in the Eden Valley approximately 3 miles from the outskirts of the Lake District. The area offers many outdoor activities including woodland walks, equestrian pursuits, golf course, which are very popular in the region. Situated close to local amenities and offering excellent access to the A66 and M6, both north and south, this home is perfectly positioned for commuters and families alike.

Outside, the property offers small yet charming gardens, perfect for those who enjoy a low-maintenance outdoor space. Whether you're a gardening enthusiast or simply enjoy a morning coffee in the fresh air, these gardens provide a lovely setting. Rear garden with brick wall and wooden fence boundary, decked patio area, perfect for enjoying a morning coffee or al fresco dining, small grassed lawn with shrubbery. The front garden comprises of part brick wall and wooden fence boundary, grassed lawn and trees. Monoblock driveway for ample parking with access into the integral garage.

#### Accommodation with approx. dimensions

##### Ground Floor

##### Entrance Hall

Kitchen/ diner 18' 3" x 9' 6" (5.56m x 2.9m)

Living Room 16' 5" x 11' 1" (5m x 3.38m)

Utility Room 7' 7" x 5' 9" (2.31m x 1.75m)

##### Downstairs WC Cloakroom

## First Floor

**Bedroom One** 13' 11" x 11' 4" (4.24m x 3.45m)

## En- suite

**Bedroom Two** 23' 2" x 9' 5" (7.06m x 2.87m)

**Bedroom Three** 11' 7" x 7' 9" (3.53m x 2.36m)

## Bathroom

## Property Information

### Tenure

Freehold

### Council Tax

Band D

Westmorland & Furness Council

### Services and Utilities

Mains electricity, mains water, mains drainage and mains gas

### EPC

Band C. The full Energy Performance Certificate is available on our website and also at any of our offices.

### Broadband Speed

Ultrafast available

### Directions

From Penrith, follow Kind Street/ A6, taking Regional Route 71 to Carleton Avenue/ A686. Turn left onto Carleton Avenue/ A686 and left onto Ash Road to Hawthorn Drive. The property will be on the left hand side

### What3words Location

///romance.improve.conquests

### Viewings

By appointment with Hackney and Leigh's Penrith office

### Price

£325,000

### Anti-Money Laundering (AML) Regulations

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom Two



Bedroom Three



Bathroom



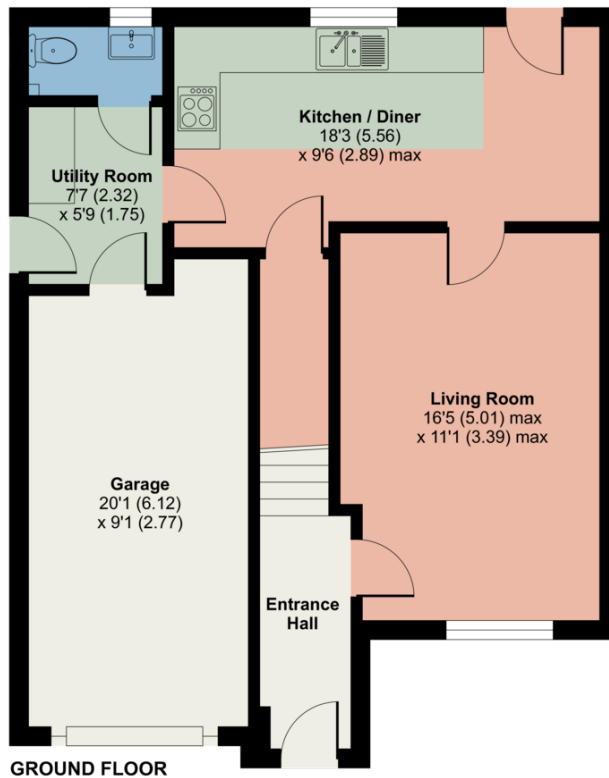
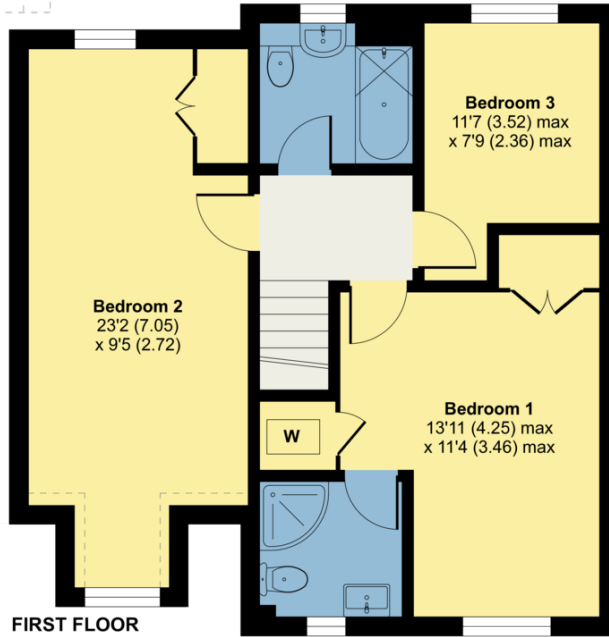
Garden



# Hawthorn Drive, Penrith, CA11 8WF

Denotes restricted  
head height

Approximate Area = 1069 sq ft / 99.3 sq m  
Limited Use Area(s) = 28 sq ft / 2.6 sq m  
Garage = 179 sq ft / 16.6 sq m  
Total = 1276 sq ft / 118.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1291006

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