



54 Tulip Gardens, Penrith, CA11 8BY

Guide Price £280,000

PFK

54 Tulip Gardens

The property:

A welcoming WOW factor awaits you at 54 Tulip Gardens, Carleton Meadows, a modern detached home that's been lovingly transformed from a simple white canvas into a show stopping haven of style and sophistication.

Every inch has been thoughtfully upgraded to create a space that feels both luxurious and inviting. The hallway and living room set the tone with elegant panelling and timeless décor, while the downstairs cloakroom adds a decadent touch that's sure to spark conversation. The heart of the home is the open plan dining kitchen, featuring stunning quartz worktops, fully integrated appliances, a separate utility room, and French doors that open onto the landscaped rear garden, perfect for effortless indoor-outdoor living.

Upstairs, the principal bedroom offers built in wardrobes and a sleek en suite, joined by a stylish family bathroom and two further beautifully presented bedrooms, one of which boasts a full wall of bespoke built in storage.



54 Tulip Gardens

The property, continued..

Outside, the wow factor continues with fabulous landscaped gardens that wrap around the front and side, a secure gated access leading from the side to a private walled rear garden, with a spacious full width composite decking area. From the rear garden there is also further secure gated access to the driveway parking and detached garage. Every window, including the French doors are fitted with bespoke shutters for a touch of understated elegance.

This is a home that exudes quality, warmth, and a sense of modern luxury from the moment you step inside.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B





Penrith

The location:

Carleton Meadows by Persimmon Homes is a modern development located on the eastern edge of Penrith, combining convenient town access with a peaceful semi-rural setting. Penrith town centre is just a few minutes away, offering a great range of shops, supermarkets, cafés, restaurants, schools, and leisure facilities, including sports clubs and a leisure centre. The area also provides easy access to the stunning Eden Valley and the Lake District National Park for outdoor pursuits. Excellent transport links make Carleton Meadows ideal for commuters, with the M6 and A66 nearby providing direct routes to Carlisle, Keswick, and beyond. Penrith (North Lakes) railway station is also nearby, on the West Coast Main Line, offering regular services to major destinations including London, Manchester, Glasgow and Edinburgh.



Directions

54 Tulip Gardens can be located using the postcode CA11 8BY and identified by a PFK For Sale board. Alternatively by using What3Words: [///cello.lizards.being](https://www.what3words.com/#!/en////cello.lizards.being)

ACCOMMODATION

Entrance

Hallway

Living Room

12' 10" x 12' 1" (3.90m x 3.68m)

Dining Kitchen

18' 1" x 9' 2" (5.50m x 2.80m)

Cloakroom WC

Utility Room

7' 6" x 5' 4" (2.29m x 1.63m)

FIRST FLOOR

Landing

Bedroom 1

11' 9" x 10' 11" (3.59m x 3.33m)

En-Suite

5' 11" x 5' 10" (1.81m x 1.79m)

Bedroom 2

9' 5" x 9' 3" (2.88m x 2.81m)

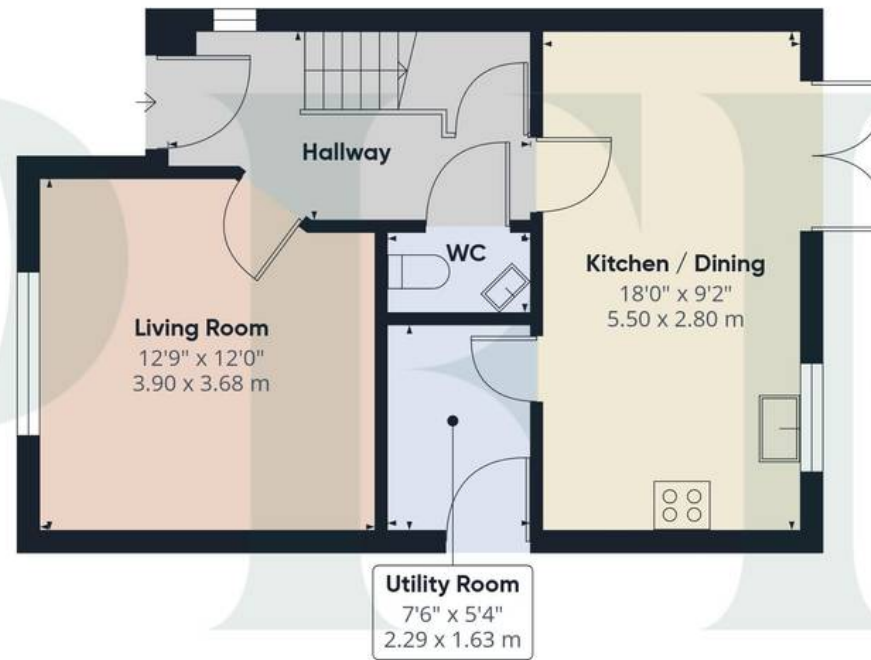
Bedroom 3

9' 4" x 6' 5" (2.85m x 1.96m)

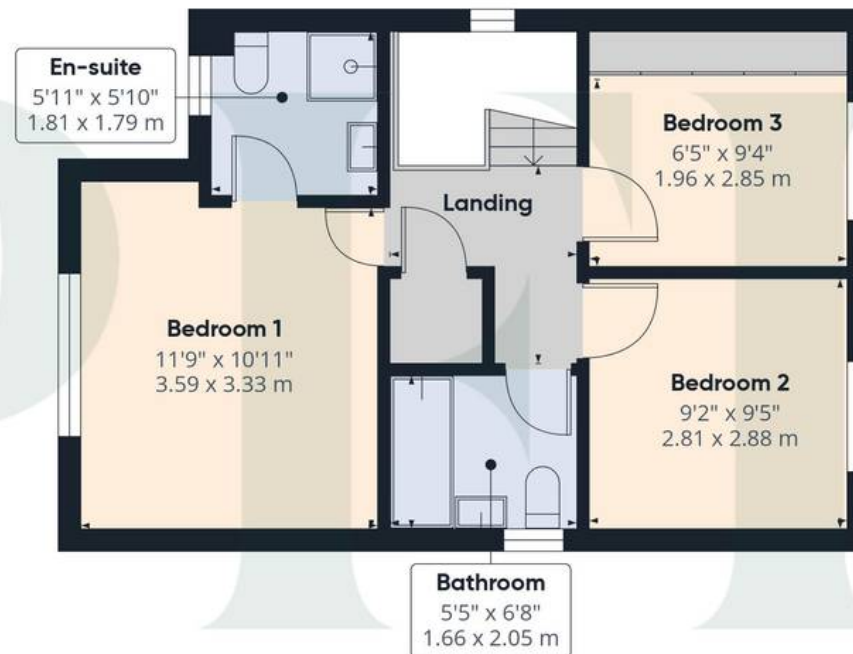
Bathroom

6' 9" x 5' 5" (2.05m x 1.66m)





Floor 0



Floor 1

Approximate total area⁽¹⁾

876 ft²

81.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ADDITIONAL INFORMATION

Estate Management Fees

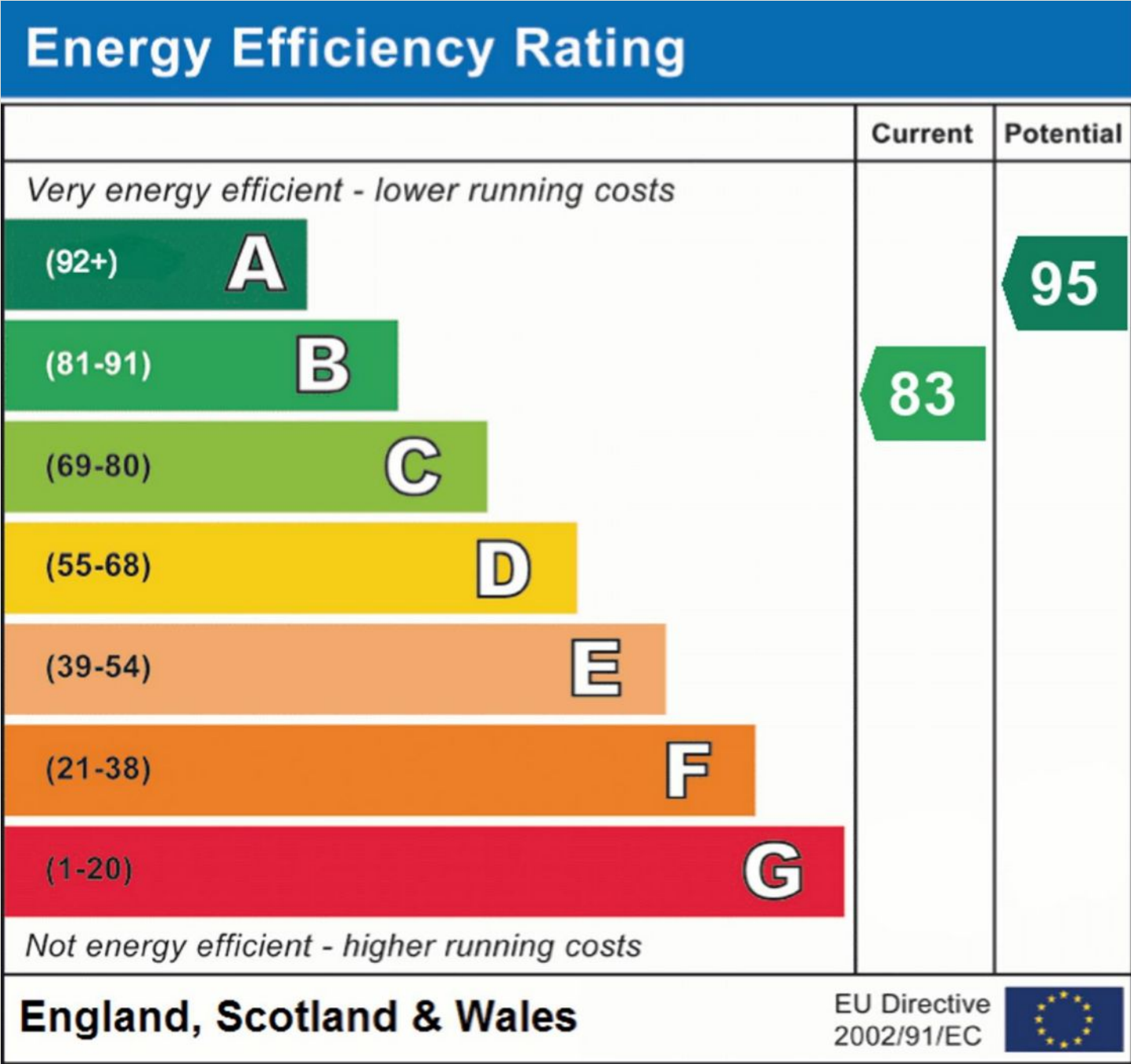
This property is part of 'Phase 2' of the Carleton Meadows development by Persimmon Homes. The management company will be called Carleton Meadows Management Company Limited and 'Gateway' will be the company who manage the estate roads, communal areas, repairs and renewals etc. As the phase has not yet been completed, no bills for the current owners of this property have been issued for payment, so we are unable to provide you with the annual fee at this stage.

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

PFK

