



32 The Parklands, Penrith – CA11 8TF

Guide Price **£450,000**

PFK

32 The Parklands

Penrith, Penrith

Executive detached family home in sought after Carleton area of Penrith. Modern kitchen, generous conservatory, principal suite, a further three double bedrooms, large garage, wraparound plot with front and rear gardens and driveway. Ideal for families seeking quality and space.

Council Tax band: E

Tenure: Freehold

- Executive detached family home
- 4 double bedrooms & 2 bathrooms
- Immaculately presented
- Double garage & driveway
- Large garden with wraparound plot
- EPC rating - TBC





ACCOMMODATION

Hallway

A glazed front door leads into an internal porch with a further part glazed door leading into the hallway. With stairs to the first floor, radiator and doors to the ground floor rooms.

Living Room

16' 10" x 11' 9" (5.13m x 3.58m)

A bright reception space with large walk in bay window to the front, gas fire in an attractive feature fireplace with wood surround and mantel, wall mounted lighting, radiator and arched open access into the dining area.

Dining Room

9' 5" x 11' 8" (2.88m x 3.56m)

With ample space for dining table and further furniture, radiator, door into the kitchen and patio door into the conservatory.

Conservatory

9' 3" x 16' 4" (2.81m x 4.98m)

Of dwarf wall construction and glazed to three sides with radiator.





Kitchen

14' 1" x 7' 10" (4.28m x 2.38m)

Fitted with a modern shaker style kitchen, comprising a good range of wall, base and drawer units with complementary work surfacing and upstands, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include full height fridge, countertop mounted gas hob with extractor over, eye level electric double oven and microwave. Slide out breakfast bar (concealed within one of the drawers), understairs storage cupboard, recessed ceiling spotlights, radiator, rear aspect window and open archway leads into the utility room.

Utility Room

7' 5" x 5' 1" (2.25m x 1.54m)

Fitted with a good range of wall and base units with complementary work surfacing and upstands, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Plumbing for under counter dishwasher and washing machine, radiator, and door into the integral garage.

Cloakroom/WC

2' 9" x 7' 4" (0.83m x 2.24m)

Fitted with WC and wash hand basin set in a vanity unit, radiator and part tiled walls.

Office

7' 8" x 7' 6" (2.33m x 2.28m)

A front aspect office space with radiator.





FIRST FLOOR LANDING

With loft access hatch, radiator and doors to the first floor rooms.

Bedroom 1

10' 3" x 12' 0" (3.12m x 3.65m)

Front aspect double bedroom with radiator and mirror fronted fitted wardrobes to one wall.

Ensuite Shower Room

7' 1" x 6' 1" (2.17m x 1.86m)

Fitted with a three piece suite comprising WC, wash hand basin set in a vanity unit and shower cubicle. Tiled walls, radiator and obscured front aspect window.

Bedroom 4

9' 11" x 8' 4" (3.01m x 2.54m)

A rear aspect double bedroom with radiator and fitted wardrobes to one wall.

Bathroom

5' 8" x 6' 4" (1.73m x 1.93m)

Fitted with a four piece suite comprising WC, wash hand basin, bath and shower cubicle with mains shower. Tiled walls and flooring, recessed ceiling spotlights, radiator and obscured rear aspect window.

Bedroom 2

14' 7" x 11' 3" (4.44m x 3.42m)

A large double bedroom with mirror fronted fitted wardrobes to one wall, cupboard housing the hot water cylinder, radiator and twin rear aspect windows.





Bedroom 3

14' 2" x 10' 1" (4.32m x 3.07m)

A spacious double bedroom with fitted wardrobes, radiator and twin front aspect windows.

ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: 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 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

Directions

From the centre of Penrith, head up to the top of Sandgate, then at the mini roundabouts, turn right, then immediately left, on to Fell Lane. Take the first right turn off Fell Lane into Brentfield Way and continue along The Parklands can be found on the left hand side. Number 32 is the first on the right.





FRONT GARDEN

The property sits within a large corner plot with driveway parking to the front for several cars, leading to the double garage. The front gardens are mainly laid to lawn with mature shrubs and hedges, with a gate to either side of the property leading around to the rear.

REAR GARDEN

To the rear, the immaculately maintained enclosed garden is spacious and private, laid mainly to lawn with flower beds, tree, hedge and shrubs. A boiler house is located to the rear of the garage and benefits from water supply and door leading out to the gardens.

DOUBLE GARAGE

2 Parking Spaces

A double garage with twin up and over doors, one of which is electric, power and lighting. The garage benefits from loft storage space above, rear aspect window and door into the boiler room positioned to the rear.

DRIVEWAY

2 Parking Spaces



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Floor 0



Floor 1

Approximate total area⁽¹⁾
1885.2 ft²
175.14 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS SPMS 3C standard.

DRAFT 360



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