



43 Burney Road, Carleton Village, CA11 8FU.

Guide Price £340,000

PFK

43 Burney Road

Carleton Village, Penrith

Situated within the popular Brougham Fields development in Carleton Village, Penrith this attractive three bedroom detached property offers modern and spacious family living built by Story Homes in 2022.

The ground floor features a welcoming living room, a well-appointed dining kitchen with built in fridge freezer, dishwasher, oven & induction hob with a useful separate utility room and W/C providing excellent storage. Upstairs, there are three well-proportioned double bedrooms. Bedroom one benefits from its own ensuite shower room and built-in wardrobe, providing a comfortable private retreat.

The remaining two bedrooms are served by a modern family bathroom. Outside, the property enjoys a garden to the rear with raised beds, providing a lovely space for outdoor entertaining, relaxing and gardening and to the front a well maintained lawn, driveway parking for two vehicles and garage.

- Tenure - Freehold
- EPC rating B
- Council Tax - Band D





43 Burney Road

Carleton Village, Penrith

Carleton Village is a sought after residential area on the edge of Penrith, offering a peaceful, semi rural setting close to The Cross Keys Inn pub & Tesco Express with excellent access to the town centre and surrounding countryside.

The Brougham Fields development is particularly popular with families and commuters thanks to its proximity to the M6 and A66. Penrith itself provides a wide range of amenities, including well regarded schools, supermarkets, independent shops, cafes, leisure facilities, and a mainline railway station offering direct services to Glasgow and London.

The Lake District National Park is just a short drive away, making this an ideal location for those who enjoy both town convenience and access to the great outdoors.



Directions

The property can be located by using What3Words - [///juggled.smug.ideal](https://www.what3words.com/#!/juggled.smug.ideal) or via the Post Code A For Sale board has also been erected for identifying purposes.

Ground Floor

Entrance Hall

5' 8" x 4' 2" (1.72m x 1.28m)

Living Room

15' 4" x 9' 11" (4.67m x 3.01m)

Kitchen

13' 2" x 11' 11" (4.02m x 3.64m)

Utility Room

6' 4" x 4' 0" (1.92m x 1.21m)

WC

6' 4" x 4' 10" (1.94m x 1.48m)

First Floor

Landing

11' 3" x 3' 8" (3.43m x 1.11m)

Bedroom 1

17' 9" x 9' 11" (5.40m x 3.01m)

En-Suite

9' 11" x 5' 11" (3.03m x 1.80m)

Bedroom 2

11' 5" x 9' 5" (3.48m x 2.86m)

Bedroom 3

11' 11" x 8' 8" (3.63m x 2.64m)

Bathroom

9' 11" x 7' 6" (3.01m x 2.28m)

Outside

Front: Lawned garden with Driveway providing 2 Parking Spaces and leading to:

Garage: 16' 7" x 9' 0" (5.05m x 2.74m)

Rear: Lawned garden with raised beds, providing a lovely space for outdoor entertaining, relaxing and gardening.





ADDITIONAL INFORMATION

Services

Mains electricity, 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.

Estate Management Company: Fees TBC

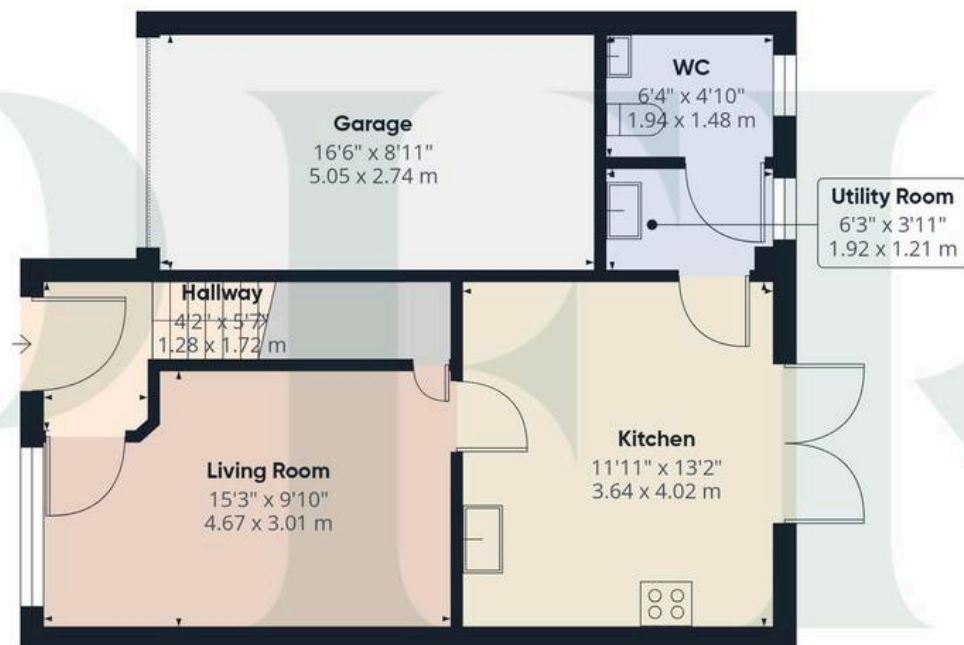
Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





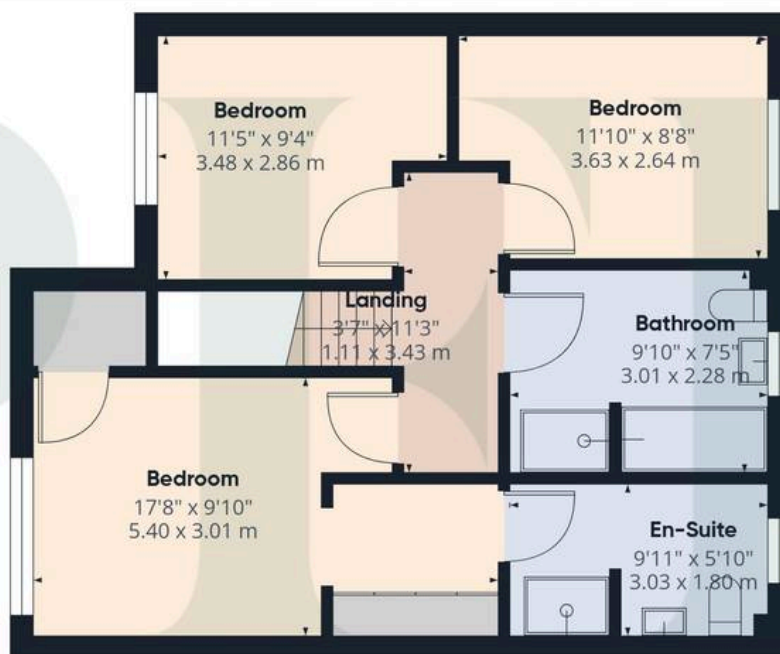


Floor 0

Approximate total area⁽¹⁾

1101 ft²

102.3 m²



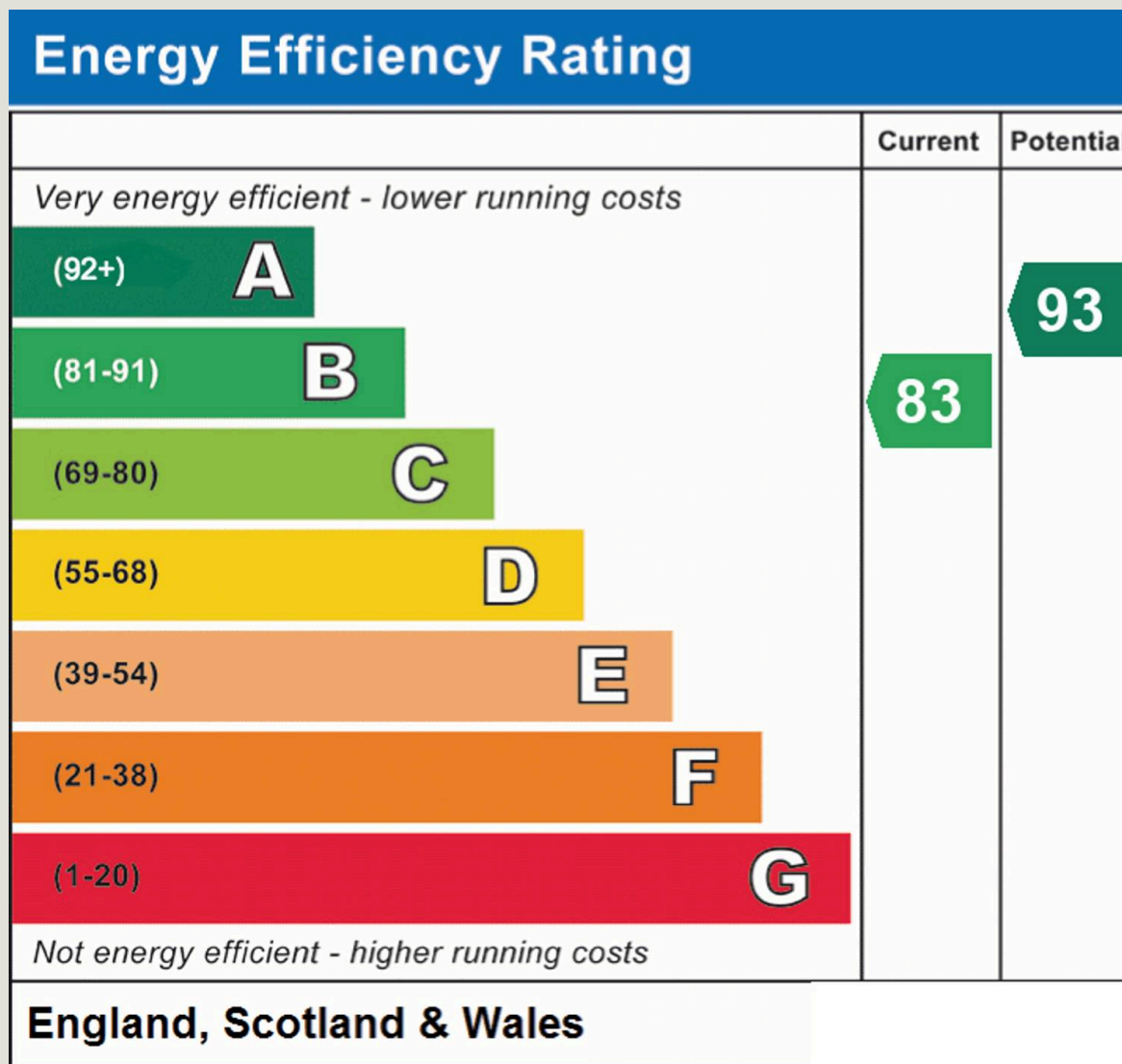
Floor 1



(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



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