34 Manor Park, Carleton, Penrith, CA11 8AL

Guide Price **£550,000**

PFK

34 Manor Park

Carleton, Penrith

This impressive four-bedroom, two-bathroom detached house, built by Cumbrian Homes and presented in excellent order throughout, offers contemporary family living in a spacious and beautifully appointed environment. Designed with both style and practicality in mind, the property combines high quality finishes with a thoughtful layout, creating a welcoming and highly desirable modern home.

The ground floor showcases a striking open-plan kitchen and dining area, featuring sleek modern units, integrated appliances, and a generous kitchen island, perfect for casual meals or entertaining. Large windows and doors flood the space with natural light and provide seamless access to the garden and patio. The inviting reception room is centred around a wood-burning stove, complemented by modern décor, and ample natural light from expansive windows, making it a perfect retreat for relaxation and socialising.

Upstairs, the property offers four spacious bedrooms, each benefiting from stylish décor, windows, and modern lighting fixtures that create a bright and tranquil atmosphere. Built-in wardrobes provide practical storage solutions in some rooms, while calming colour schemes add to the sense of comfort.

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The bathrooms are finished to an exceptional standard, with elegant marble tiling to the main bathroom, walk-in showers, heated towel rails, and contemporary fixtures.

The bright, airy hallway, with elegant herringbone wooden flooring and a modern staircase, sets a welcoming tone as you enter the home.

Additional features of this property cater to both comfort and convenience. A paved driveway provides ample off-road parking, leading to a double garage with electric door, ensuring storage and parking for vehicles. The well-maintained, rear garden offers a lawn, fencing, and an outdoor seating area perfect for entertaining or relaxation. The modern exterior design, combining brick and stucco finishes, adds distinct kerb appeal.

Thoughtful built-in storage, contemporary lighting, and high-quality finishes throughout make this home ready to move into and enjoy, having been carefully maintained and presented in particularly good order. Built by Cumbrian Homes, the property combines considered design, quality construction, and contemporary living, making it an appealing choice for families or professionals seeking comfort, style, and convenience.

ACCOMMODATION

Ground Floor

Hallway
15' 9" x 4' 4" (4.80m x 1.32m)

Cloakroom/WC
5' 4" x 3' 2" (1.62m x 0.96m)

Living Room
19' 1" x 13' 1" (5.81m x 4.00m)

Dining Area
12' 0" x 10' 2" (3.67m x 3.11m)

Dining Kitchen
19' 1" x 10' 6" (5.82m x 3.21m)

Utility Room
9' 0" x 6' 1" (2.74m x 1.85m)

First Floor

Landing
16' 2" x 7' 3" (4.94m x 2.20m)

Bedroom 1
17' 2" x 11' 2" (5.24m x 3.40m)

Ensuite
7' 11" x 5' 8" (2.41m x 1.72m)

Bedroom 2
14' 1" x 10' 6" (4.28m x 3.21m)

Bedroom 3
13' 3" x 10' 2" (4.04m x 3.11m)

Bedroom 4
9' 9" x 8' 6" (2.98m x 2.58m)

Bathroom
9' 6" x 9' 6" (2.90m x 2.89m)

Outside

Front Garden: The front of the property is complemented by a neatly presented landscaped garden, with a generous paved driveway providing ample off-road parking and access to the detached double garage.

Driveway: Providing ample parking and acces to the:
Double Garage: 19' 10" x 19' 10" (6.05m x 6.04m)

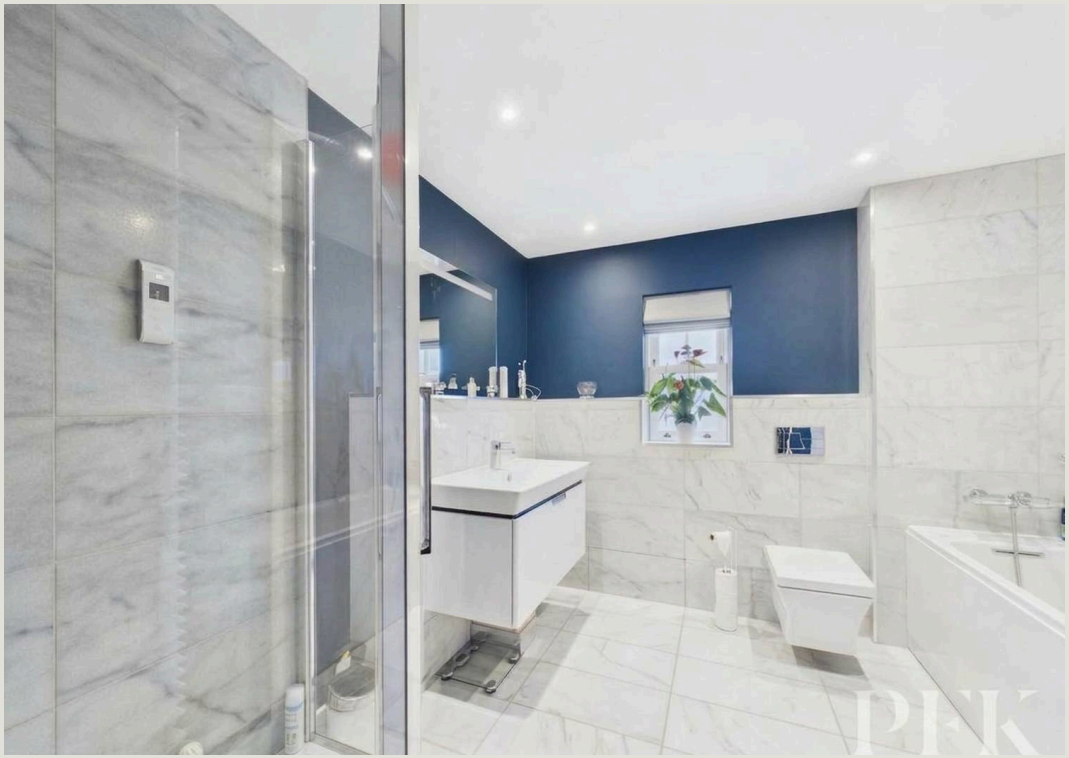
Rear Garden: The rear garden provides a lovely outdoor setting, featuring a lawn, attractive patio area and established planting.

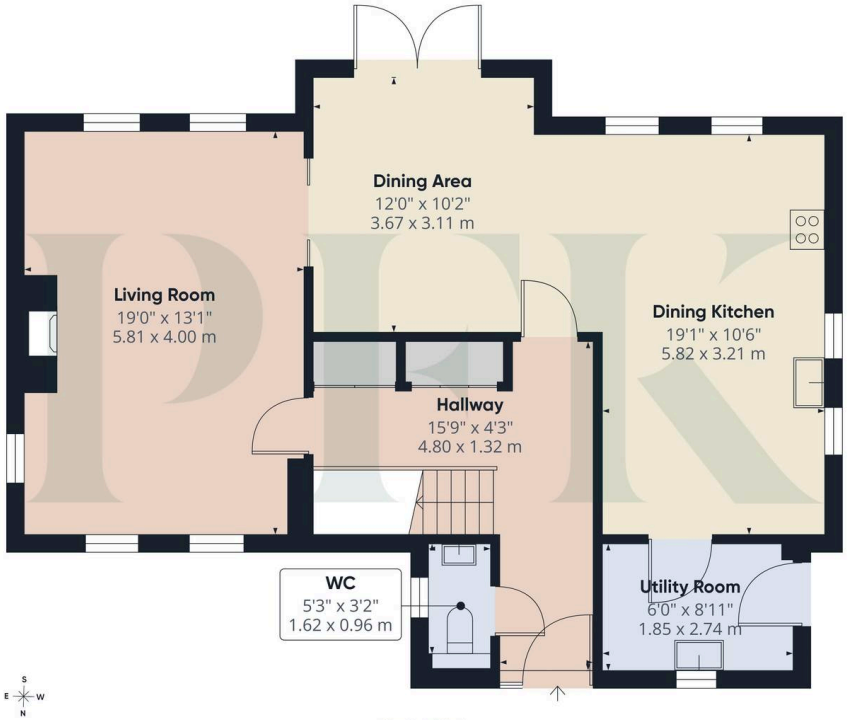
Manor Park is an exclusive development located on the eastern fringe of the vibrant market town of Penrith. Tucked away, this desirable setting provides the perfect balance with easy access to Penrith's town centre amenities to include the railway station, whilst being moments away from the countryside and the breathtaking landscapes of the Lake District National Park.

ADDITIONAL INFORMATION

Please Note: We have been notified by the vendor that there is a yearly service charge to cover communal green areas of approx £250 PA.

Directions
The property can be located by using What3Words: ///position.colder.snug or via the Post Code CA11 8AL. A For Sale board has also been erected for identifying purposes.





Floor 0 Building 1

PFK

Approximate total area(1)
824 ft²
76.6 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.

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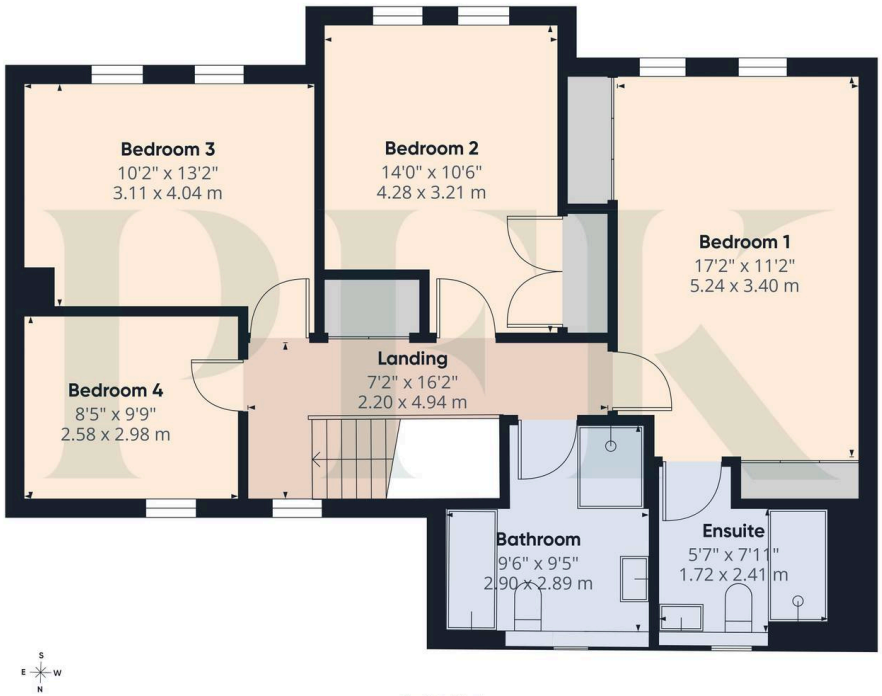

Floor 1 Building 1

PFK

Approximate total area(1)
790 ft²
73.2 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.

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Floor 0 Building 2

PFK

Approximate total area(1)
394 ft²
36.6 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.

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Services

Mains electricity, water & drainage. 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.

Referrals & Other Payments

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 (Napthens 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.

- Tenure: Freehold
- EPC: B
- Council Tax Band: F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		107
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

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