



104 Tulip Gardens, Penrith, CA11 8BY.

Guide Price £299,000

**PFK**

## 104 Tulip Gardens

This beautifully presented detached house offers a perfect blend of contemporary style and practical living across three spacious bedrooms, two modern bathrooms and a reception room. The home welcomes you with a bright, naturally lit hallway featuring built in storage and the heart of the property is the open plan kitchen and dining area, complete with sleek cabinetry, an island and integrated appliances for a streamlined look. French doors lead directly from this space to a well maintained garden.

The living room boasts a large front window, flooding the space with natural light and complementing the neutral decor and modern fixtures. The principal bedroom benefits from an en suite shower room and there is an independent family bathroom.

The property is set within an attractive plot, with a front forecourt garden accessed by a pedestrian walkway and set back from neighbouring properties it is also bordered by mature hedges for kerb appeal.

Off road parking immediately before the garage which is to the rear of the property provides convenience for residents and guests. The rear garden is a true highlight, offering a lawn ideal for family activities, a paved patio for outdoor dining and dedicated seating areas perfect for entertaining or relaxing in the sun and the utility room provides excellent functionality for day to day living.





## 104 Tulip Gardens

With its combination of contemporary finishes and outdoor spaces with parking and garage, this detached house provides an ideal setting for comfortable family living and stylish entertaining.

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:

104 Tulip Gardens can be found using the postcode CA11 8BY or alternatively by using what3words: [///script.hammocks.submit](https://www.what3words.com/?q=///script.hammocks.submit)

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

## ACCOMMODATION

### Ground Floor:

#### Hallway

6' 9" x 4' 0" (2.07m x 1.22m)

#### Cloakroom/WC

5' 11" x 2' 11" (1.80m x 0.90m)

#### Living Room

12' 9" x 12' 2" (3.89m x 3.72m)

#### Dining Kitchen

17' 11" x 9' 0" (5.47m x 2.74m)

#### Utility Room

7' 6" x 5' 4" (2.28m x 1.62m)

### First Floor:

#### Landing

6' 9" x 4' 10" (2.07m x 1.47m)

#### Bedroom 1

11' 10" x 10' 11" (3.60m x 3.34m)

#### En-suite

6' 1" x 5' 9" (1.86m x 1.76m)

#### Bedroom 2

9' 3" x 9' 3" (2.82m x 2.82m)

#### Bedroom 3

9' 2" x 8' 6" (2.80m x 2.59m)

#### Bathroom

6' 9" x 5' 6" (2.06m x 1.67m)

#### Garage

19' 3" x 9' 9" (5.88m x 2.97m)





#### **Front Garden:**

Enclosed by hedging and providing access to the main entrance and pathway to the side of the property.

#### **Rear Garden:**

Enclosed Lawned garden area with patio and gate providing access to the drive/parking and garage.

**Driveway & Garage:** 19' 3" x 9' 9" (5.88m x 2.97m)

#### **ADDITIONAL INFORMATION**

##### **Services**

Mains gas, 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.

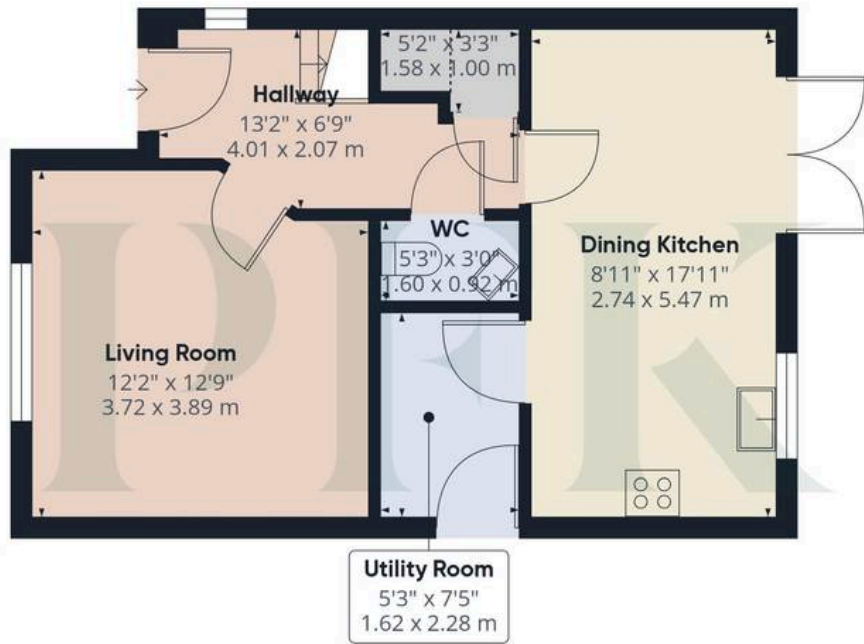
##### **Referrals & Other Payments**

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 (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 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







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**PEK**

**Approximate total area<sup>(1)</sup>**

1069 ft<sup>2</sup>

99.2 m<sup>2</sup>

**Reduced headroom**

6 ft<sup>2</sup>

0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

**GIRAFFE 360**



## PFK Estate Agents

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