



17 Parklands Way, Penrith, CA11 8SD

Guide price £425,000





17 Parklands Way

Penrith, CA11 8SD

- Four-bedroom detached family home in a popular Penrith setting
- Bright, vaulted conservatory with French doors to the garden
- Cosy lounge with elevated bay window views over rooftops and countryside
- Principal bedroom with fitted en-suite bathroom
- Generous, well-enclosed rear garden with patio, plus integral garage and driveway parking
- Approx. 134 sq m (1,439 sq ft) of gross internal accommodation
- Characterful dining room with French doors linking to the conservatory
- Modern high-gloss kitchen with integrated appliances and breakfast bar
- Three further bedrooms plus a family shower room
- Convenient access to the A66/M6 and the Lake District National Park

A beautifully presented four-bedroom detached family home on Parklands Way, Penrith, built in attractive red brick with contrasting stone-effect quoins under a tiled roof. Offering approximately 134 sq m (1,439 sq ft) of gross internal accommodation, the property combines stylish, individually decorated reception rooms with a bright conservatory extension, a well-equipped kitchen, and four comfortable bedrooms upstairs including a principal suite with en-suite facilities — all set within a generous plot with a substantial rear garden, making it an excellent choice for family living.

Directions

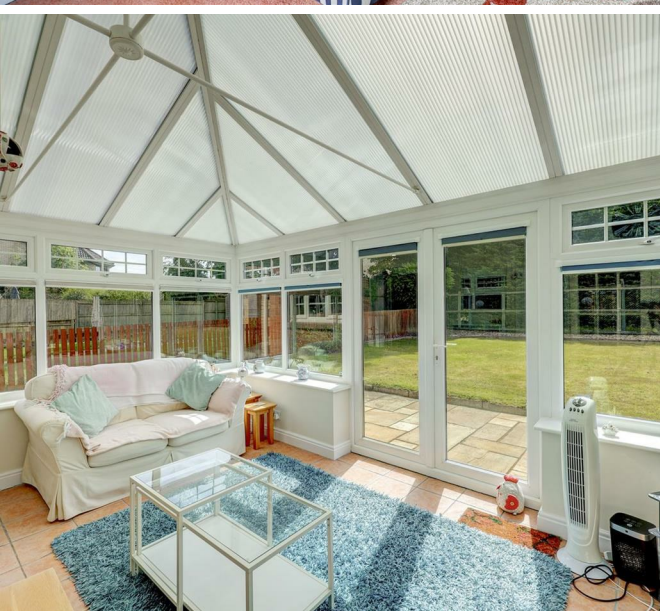
What3words location: ///lavender.disprove.freezing



GROUND FLOOR

Approx. 80 sq m / 858 sq ft. A welcoming entrance hallway with staircase to the first floor leads to the principal rooms. The lounge is a cosy, characterful room with a bay window enjoying elevated views over neighbouring rooftops and countryside beyond, and French doors through to the dining room. The dining room features a striking feature wall, wood-effect flooring, and glazed French doors opening directly onto the conservatory. The conservatory itself is a real highlight — a spacious, light-filled space with a vaulted glazed roof and French doors leading out to the patio and garden, ideal as a second sitting or family room. The kitchen is fitted with contemporary high-gloss units, an integrated gas hob with extractor, built-in oven, space for a dishwasher and washing machine, and a peninsula breakfast bar, with a window overlooking the rear garden and direct access into the conservatory. A ground floor W.C. and integral garage complete this floor.

Lounge	11'5" x 17'5" (3.49 x 5.32)
Dining Room	11'7" x 8'8" (3.55 x 2.66)
Kitchen	15'5" x 9'8" (4.71 x 2.97)
Conservatory	15'7" x 9'0" (4.76 x 2.75)



Hallway

W.C

Garage

8'11" x 16'6" (2.73 x 5.03)

FIRST FLOOR

Approx. 54 sq m / 581 sq ft. Four bedrooms, all with fitted storage, are arranged around a central landing. The principal bedroom (11'7" x 10'10") is a generous double with fitted wardrobes and its own ensuite bathroom, fitted with a panelled bath with shower over, a pedestal wash basin, and W.C., along with a window to the rear and part-tiled walls. Bedroom 2 (8'8" x 10'9") is a further comfortable double with a storage cupboard and garden views. Bedrooms 3 and 4 (9'5" x 7'2" and 6'2" x 7'3") are both well-presented with built-in storage, with Bedroom 3 currently furnished as a twin room and Bedroom 4 as a single. A family shower room, fitted with a corner shower enclosure, W.C., and wash basin, serves the remaining bedrooms.

Principal Bedroom

11'6" x 10'10" (3.52 x 3.31)

Principal Ensuite

6'2" x 6'3" (1.90 x 1.91)

Bedroom Two

8'7" x 10'8" (2.64 x 3.27)

Bedroom Three

9'4" x 7'1" (2.86 x 2.18)

Bedroom Four

6'2" x 7'3" (1.88 x 2.22)

Bathroom

6'2" x 7'2" (1.90 x 2.19)

Landing

Outside

To the front, the property is approached via a block-paved driveway providing off-road parking for several vehicles and leading to the integral garage with an electric roller door. The front garden is well-maintained with mature shrubs, ornamental conifers, and an attractive Japanese acer. To the rear, a generous, mainly laid-to-lawn garden extends well beyond the conservatory, bordered by timber fencing and mature trees for privacy, with a paved patio area immediately adjoining the conservatory — perfect for outdoor dining and entertaining. The elevated position also affords pleasant views over surrounding rooftops and countryside from the upper floor.



Location

Parklands Way is a popular residential setting in Penrith, a historic market town in Cumbria. Penrith lies less than three miles from the Lake District National Park and around 17 miles south of Carlisle, making it an ideal base for commuters and those wanting easy access to the Lakes. The town offers a good range of local shops, schools, and amenities, along with excellent road and rail links via the A66, M6, and Penrith railway station on the West Coast Main Line

Services

The property is served by mains electricity, gas, water and drainage.

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

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When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

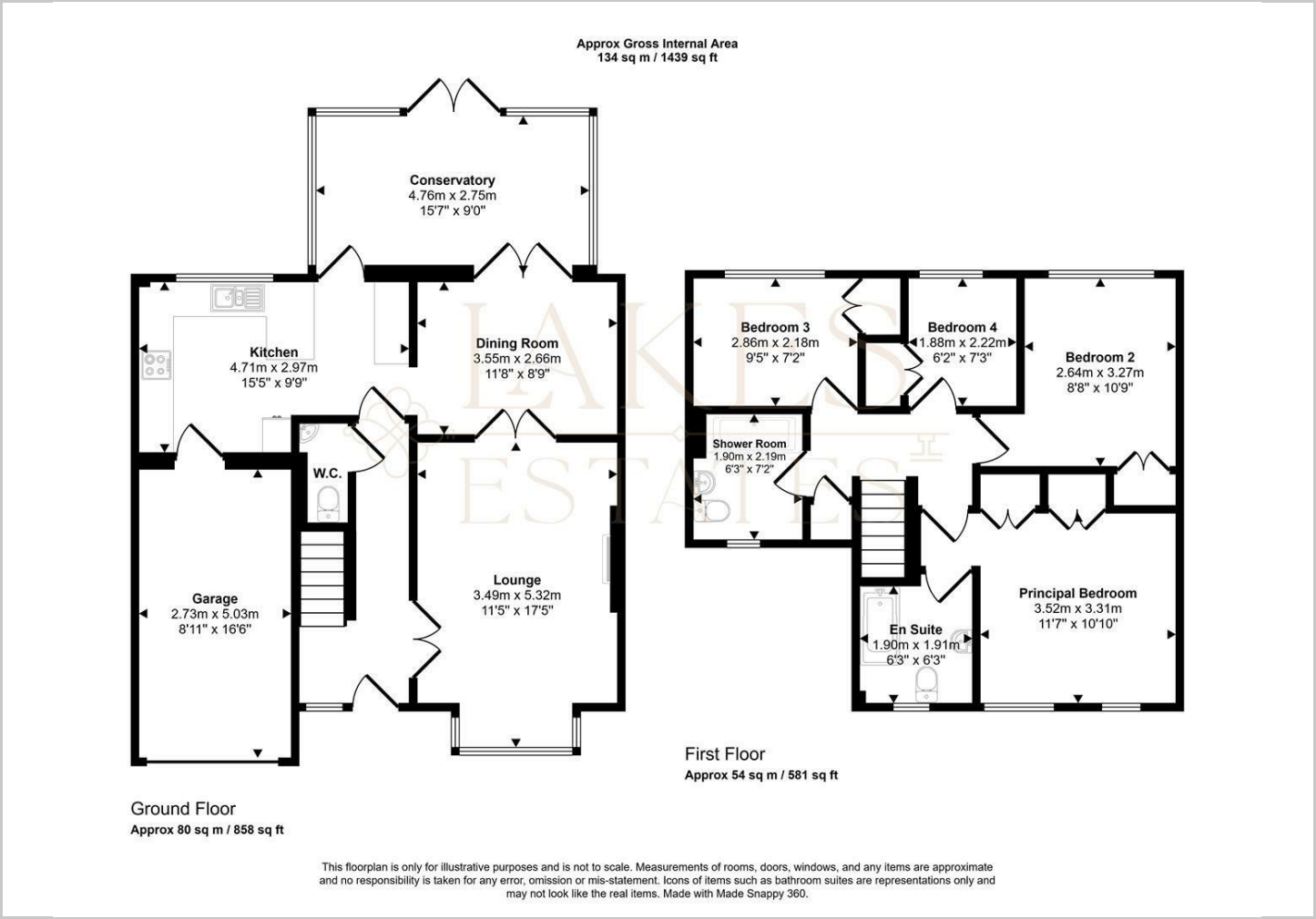
Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.



Floor Plans



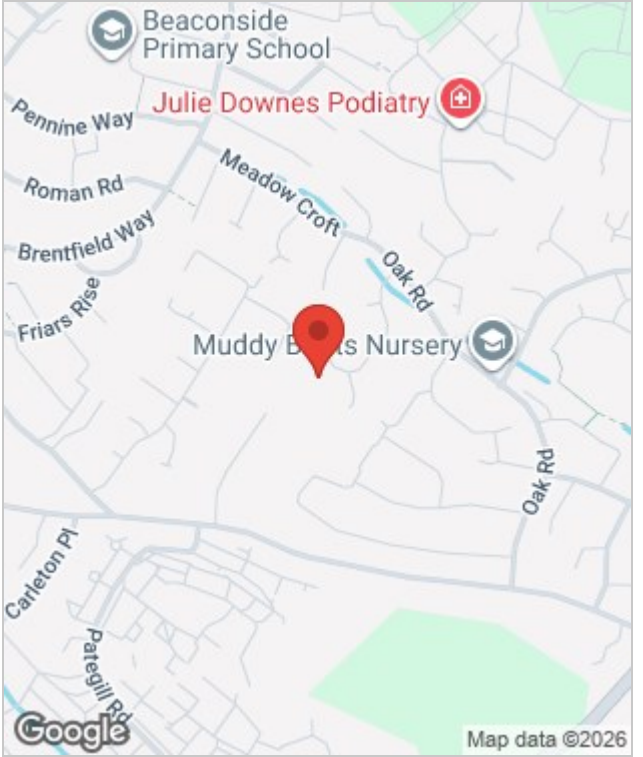
Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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Penrith,
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Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC