LAKES ESTATES

18 Meldon Avenue, Penrith, CA11 8FQ

Guide price £330,000

3 2 1 B

18 Meldon Avenue

Penrith, CA11 8FQ

- Detached 3 Bed Family Home
- Lovely Principal Bedroom with Dressing Area
- Views to the North Pennine Fells
- South East Facing Rear Garden
- Close to Penrith Town Centre & Amenities
- 2 Bathrooms Including En-Suite Shower Room
- Situated on a Popular, Modern Estate
- Ample Driveway Parking & Garage
- Well Appointed Kitchen & Utility Room
- Found in Turn Key Condition

Located on the much sought after Brougham Fields estate, this 3 bed detached family home is found in turn key condition throughout. The property is generously proportioned and occupies a good size plot with a South East facing garden which has a lovely outlook to the North Pennine Fells. Internally the home is spacious and immaculate with a modern kitchen diner & 2 bathrooms including an ensuite shower room. There are 3 good sized bedrooms and the principal bedroom has a lovely dressing area. There is ample driveway parking for 2 cars and a useful garage which could house a further car or is ideal for storage. The property is located a short distance from Penrith town centre and is handily situated for access to a range of schools and amenities.

Guide price £330,000

Entrance Hall
Upon entering through the front door the hallway provides access to the living room and the stairs to the first floor.

Lounge 14'11" x 9'5" (4.57 x 2.88)
The light and open living room is accessed from the entrance hallway and leads on to the kitchen diner, utility and downstairs wc. It is a warm and welcoming space looking out over the front of the property.

Kitchen Diner 12'8" x 11'6" (3.88 x 3.53)
The kitchen diner is accessed from the living room and has a fantastic amount of storage and worktop space, integrated appliances and has an open feel and room for a dining table overlooking the garden, with a door out on to the patio, perfect for entertaining.

Utility Room
The utility space has room for an under the counter washing machine, has fitted storage and a sink.

Ground Floor W/C 6'0" x 4'7" (1.83 x 1.41)
The downstairs WC is very spacious and could house further storage solutions and has a frosted double glazed window.

Stairs / Landing
Stairs lead from the entrance hallway up to the first floor landing. There are doors off to the bedrooms and family bathroom and a ceiling hatch giving access to the loft.

Principal Bedroom 10'7" x 9'7" (3.25 x 2.94)
The spacious primary bedroom is light and looks out over the front of the property, it has walk in dressing room attached to it with fitted wardrobes, space for a dressing table and it leads into the primary ensuite. The window is double glazed.

En-Suite Shower Room 9'7" x 5'7" (2.93 x 1.71)
The primary ensuite has a stand alone shower, wc and sink unit, heated towel rail and has been completed to a high standard, it also has a frosted double glazed window.

Bedroom Two 9'9" x 8'5" (2.98 x 2.57)
Bedroom two has views over the back garden, has a fitted wardrobe and it light and spacious. The window is double glazed.

Bedroom Three 9'0" x 8'11" (2.75 x 2.74)
Bedroom three has views over the front of the property and is light and spacious. The window is double glazed.

Bathroom 9'5" x 7'1" (2.89 x 2.18)
The main bathroom has a stand alone shower, bath, wc, heated towel rail and sink and is finished to a high standard, with a frosted double glazed window.

Garage 17'0" x 9'1" (5.20 x 2.78)
The integral garage allows for space for one car and offers further storage. There is power and lighting.

Outside
Outside there is a driveway and front lawn with parking for two cars, the back garden has a generous lawn, patio area and space for a shed.

Services
Mains gas central heating. Mains water, electric and drainage. Fibre optic broadband is available.

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.

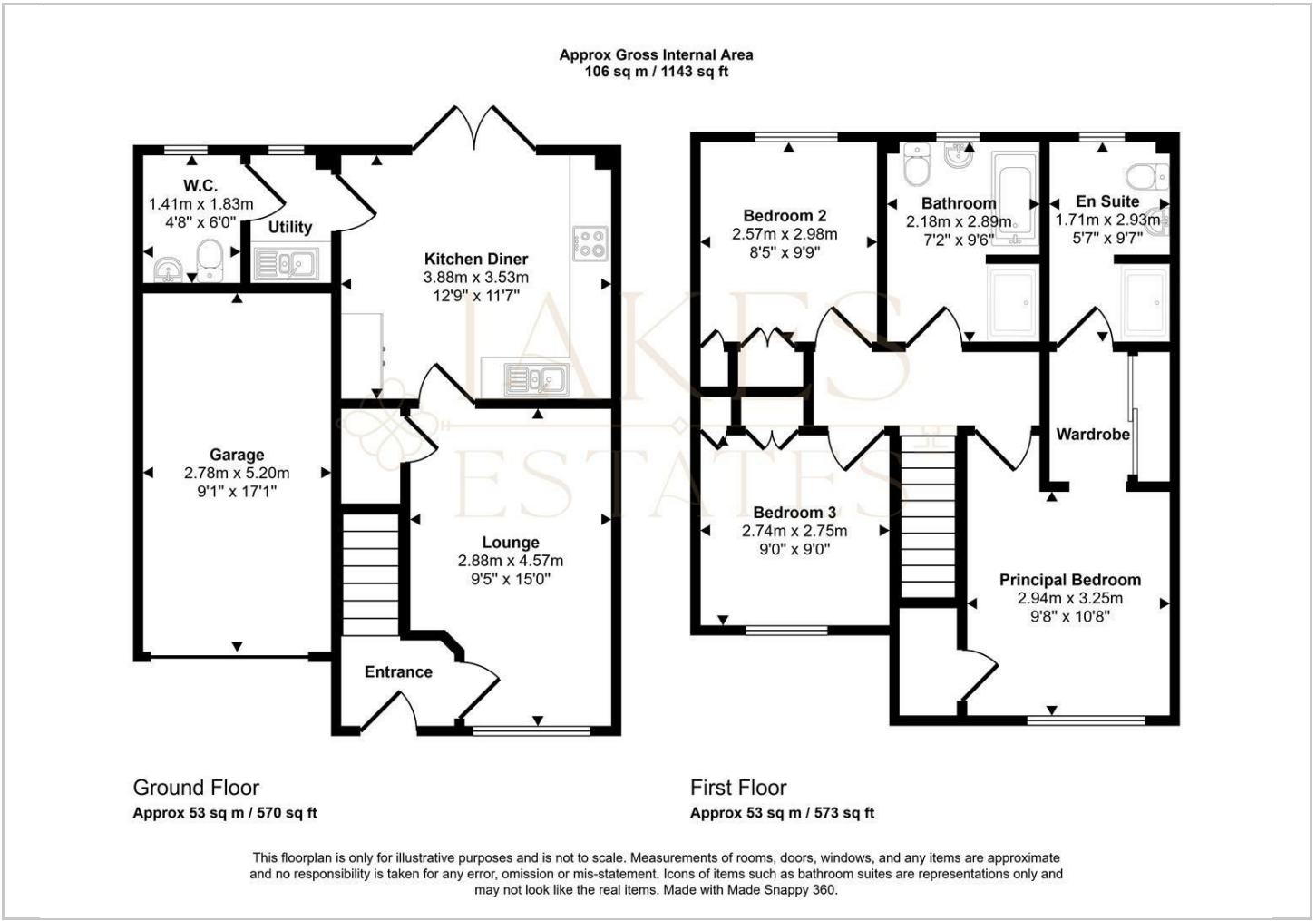
Anti-Money Laundering (AML) Checks;
When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:
Buying in personal name: £40 (inc. VAT)
Company purchase: £120 (inc. VAT)
These fees are non-refundable, and the purchase cannot proceed until checks are complete.

Service Charge
The property tenure is Freehold. There is an annual service charge of circa £120 with Trust Green. This covers grounds maintenance for the green spaces. Roads are adopted by the council.

Directions

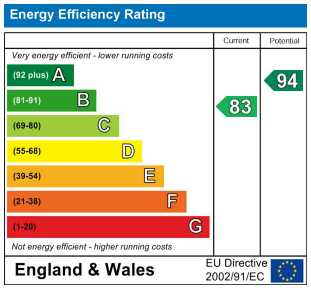
Turn off the A686 towards Frenchfields, then take the left into the story development at Brougham Fields. Number 18 is found on the right-hand side.

Floor Plans



Location Map

Energy Performance Graph



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Penrith,
Tel: 01768 639300 Email: office@lakesestates.co.uk https://www.lakesestates.co.uk