

## **21 Tulip Gardens, Penrith, CA11 8EQ**



- **Spacious, Stylish Modern Detached Family Home**
- **Desirable Residential Area on the Edge of Penrith**
- **Living Room and Large Open Plan Kitchen Dining Day Room, Utility Room + Cloakroom**
- **4 Bedrooms, 1 with En-Suite Shower Room + House Bathroom**
- **Off Road Parking, Integral Bike Garage + Enclosed Garden to the Rear**
- **uPVC Double Glazing + Gas Central Heating via a Condensing Boiler**
- **Tenure - Freehold. EPC Rate - B. Council Tax band - D**

**Offers in the region of £335,000**

On the edge of Penrith in the highly successful Carleton Heights development, 21 Tulip Gardens is a stylish, spacious and efficient family home with accommodation comprising: Entrance Hall, Living Room, Dining Kitchen Day Room, Utility Room, Cloakroom, 4 Bedrooms, 1 with En-Suite Shower Room and a House Bathroom.

Outside there is Off Road Parking for up to 3 cars, an integral Bike Garage and an enclosed rear Garden.

This wonderful family home also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler combined with Modern Insulation giving an impressive EPC rate of B.

### **Location**

From the centre of Penrith, head South on King Street and fork left at the traffic lights into Roper Street which becomes Carleton Road. Drive to the top of the hill and at the T-junction, turn left on the A686. Take the next left in to Carleton Hill Road. Take the 4th left turn into Primrose Drive, then turn left into Tulip Gardens.

The what3words location is; custard.domestic.relatives

### **Amenities**

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

### **Services**

Mains water, drainage, gas and electricity are connected to the property.

### **Tenure**

The property is freehold and the council tax is band D.

We understand that that once the whole site is completed, the upkeep of the communal areas will be transferred to a Management Co Ltd and the cost thereof borne by the residents.

### **Referral Fees**

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## ACCOMMODATION

### Entrance

Through a composite security door to the:

### Hall

With laminate flooring and a single radiator. The stairs lead to the first floor and oak doors lead off.



### Living Room 14' x 10'3 (4.27m x 3.12m)

A modern electric flame effect fire is set in a painted surround with built in bookshelves and cupboards to each side. A uPVC double glazed window faces to the front and there is a single radiator, a TV point and an internet connection.



### Kitchen Dining Day Room 8'8 x 24' (2.64m x 7.32m)

The kitchen area is fitted with a range of gloss pale grey fronted units and a marble effect work surface incorporating a composite 1 1/2 bowl single drainer sink and mixer tap. There is a built in electric oven and ceramic hob with glass splashback, extractor hood, built in fridge freezer and dishwasher.



The flooring is laminate and there is a double radiator, a door to the under stair cupboard, two uPVC double glazed windows and double doors opening to the rear garden.



### Utility Room 8'8 x 8'1 (2.64m x 2.46m)

Created from the back of the garage and having cottage style units to one side with a wood effect work surface, plumbing for a washing machine and space for a tumble dryer. A cupboard houses the Ideal Logic gas fired condensing boiler providing the hot water and central heating. The flooring is laminate and there is a coat rack with storage bench, a double radiator and a door to the bike garage/store.



### WC

Fitted with a toilet, wash hand basin, laminate flooring, a single radiator and extractor fan.

### **First Floor - Landing**

A uPVC double glazed window in the stairwell provides natural light and a ceiling trap gives access to the insulated roof space. There is a recessed shelved linen cupboard and doors off.



### **Bedroom One 11'2 x 13'4 (3.40m x 4.06m)**

Having a built in wardrobe to one wall providing hanging, shelf and drawer space, the opposite wall is part panelled. There is a double radiator, two uPVC double glazed windows to the front and a door to the;



### **En-Suite 3'11 x 7'6 (1.19m x 2.29m)**

Fitted with a toilet, wash basin and a shower enclosure, tiled to three sides with a mains shower. The walls are part tiled and there is a single radiator, an extractor fan and a uPVC double glazed window to the front.



**Bedroom Two 14' x 10'3 (4.27m x 3.12m)**

One wall is part panelled and there is a large built in wardrobe providing hanging, shelf and drawer space. There is a single radiator and a uPVC double glazed window to the front.



**Bedroom Three 9'10 x 7'6 (3.00m x 2.29m)**

Having a built in wardrobe providing hanging, shelf and drawer space to one wall, a single radiator and a uPVC double glazed window to the rear.

**Bedroom Four 8'11 x 8'11 (2.72m x 2.72m)**

Having a uPVC double glazed window to the rear, a single radiator and a wardrobe recess.



**Bathroom 6'1 x 7' (1.85m x 2.13m)**

Fitted with a toilet, wash basin and a square ended bath with mixer shower taps and tiles around. There is a single radiator, an extractor fan and a uPVC double glazed window to the rear.



## Outside

To the front of the house is a block paved and gravelled parking area for up to three cars.



## Bike Garage

Having an up & over door, light and power and there is an internal door to the utility room.

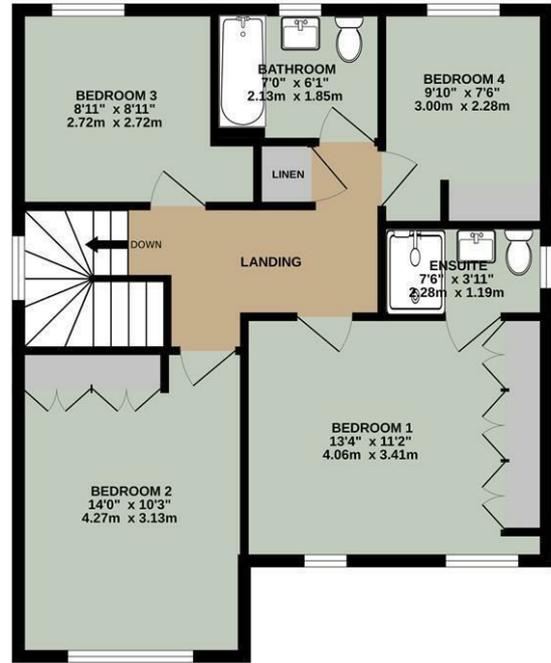
A gate to the side of the property leads to the rear garden which has a flagged patio across the rear of the house, an artificial lawn and a decked seating area to one corner.



GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.

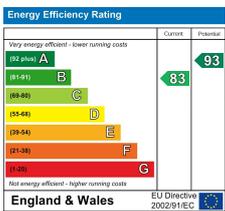


1ST FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 1282 sq.ft. (119.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Email - [info@wilkesgreenhill.co.uk](mailto:info@wilkesgreenhill.co.uk)  
Visit our Website - [www.wilkesgreenhill.co.uk](http://www.wilkesgreenhill.co.uk)

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9 + 10 Angel Lane  
Penrith  
Cumbria  
CA11 7BP

T: 01768 867999  
F: 01768 895033  
[info@wilkesgreenhill.co.uk](mailto:info@wilkesgreenhill.co.uk)  
[www.wilkesgreenhill.co.uk](http://www.wilkesgreenhill.co.uk)

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Registered Office: 9 + 10 Angel Lane, Penrith

