



23 The Paddocks, Thursby, CA5 6PB.  
Offers Over £290,000

PFK

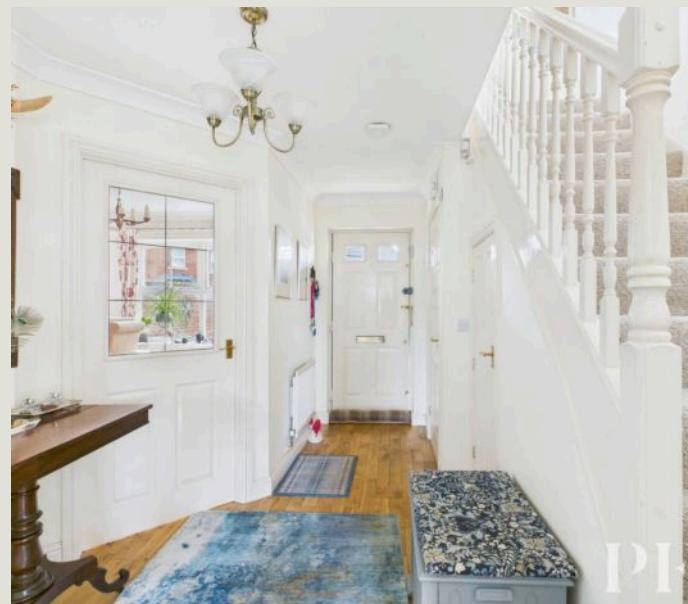
## 23 The Paddocks

Thursby, Carlisle

This impressive detached house offers versatile living across four well appointed bedrooms, two modern bathrooms and two inviting reception rooms. Step inside to discover a bright entrance hall with wooden flooring and a decorative staircase, leading to both the upper level and the main living spaces. The heart of the home is an inviting living room, featuring a media wall with contemporary electric fireplace, built-in shelving and abundant natural light. French doors provide seamless access to the rear lawned garden, creating an ideal setting for indoor-outdoor living.

The kitchen is equipped with white units, integrated appliances including an oven and a dedicated dining area. A practical utility room with units and a tiled backsplash adds further convenience. Each bedroom is thoughtfully designed and the principal bedroom boasts an en-suite shower room. The additional bedrooms offer flexible space suitable for a home office or guest accommodation and there is a family bathroom.

The rear garden includes a well-maintained lawn, patio area for entertaining and fenced boundaries. Practical benefits include an attached garage, driveway providing parking to the front. This detached house combines kerb appeal with modern comforts, making it an exceptional choice for families or anyone seeking a functional family home in a desirable village location.





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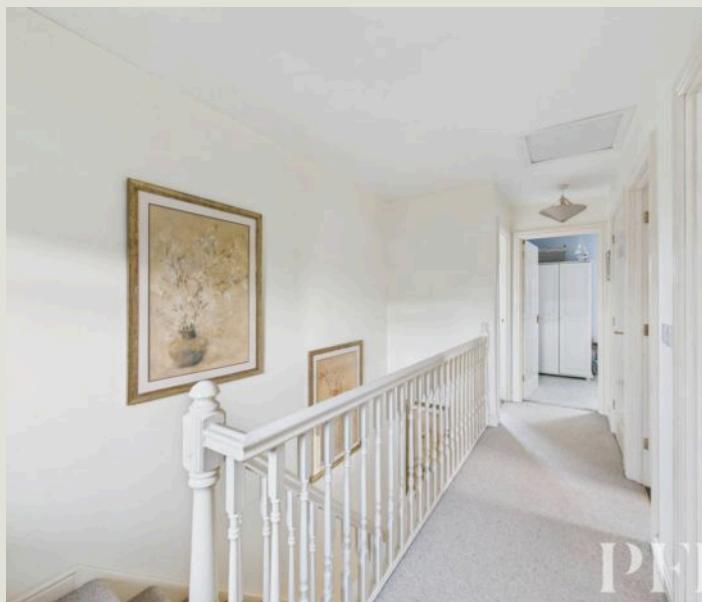
Thursby, Carlisle

This property can be found in the pretty village of Thursby to the west of Carlisle and benefits from great commuter links along the A595 and A596 plus within a short distance of the city's western bypass with access to the M6 motorway. It is also within catchment areas for sought after primary and secondary schools.

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

### Directions

The property can be located by its postcode: CA5 6PB or alternatively by using what3words: ///outer.thumb.send



### Services

Mains gas, electricity, water and 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.

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## ACCOMMODATION

### Ground Floor

#### Entrance Hall

#### Cloakroom/WC

3' 3" x 4' 6" (0.98m x 1.36m)

#### Living Room

13' 8" x 10' 1" (4.17m x 3.08m)

#### Dining Room

8' 7" x 10' 1" (2.62m x 3.07m)

#### Kitchen

9' 7" x 11' 1" (2.91m x 3.38m)

#### Laundry/Utility Room

5' 8" x 5' 1" (1.73m x 1.54m)



### First Floor

#### Bedroom 1

10' 9" x 11' 11" (3.27m x 3.62m)

#### En-suite

3' 11" x 8' 0" (1.19m x 2.43m)

#### Bedroom 2

8' 10" x 12' 9" (2.70m x 3.88m)

#### Bathroom

3' 1" x 9' 2" (0.95m x 2.80m)

#### Bedroom 3

11' 0" x 9' 3" (3.35m x 2.81m)

#### Bedroom 4

9' 2" x 8' 0" (2.80m x 2.44m)





## Outside

### Front Garden/Parking

Lawned garden area and good size driveway providing parking for 3-4 cars and leading to the Garage.

### Garage

9' 2" x 8' 0" (2.80m x 2.44m)

### Rear Garden

Patio area to lawned garden enjoying the rear aspect and access to the front of the property either side.

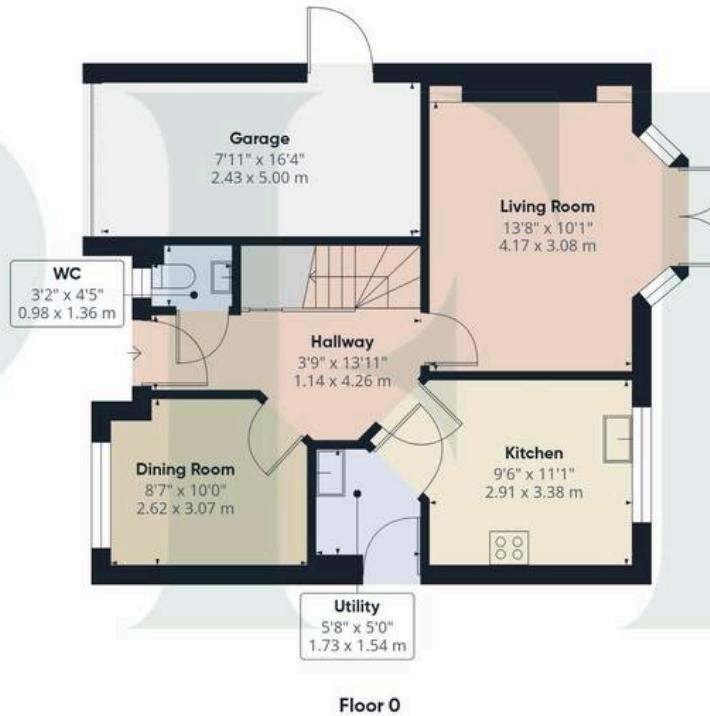


### Referral & Other Payments

PKF 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, PKF may receive a referral fee as follows (all figures include VAT):

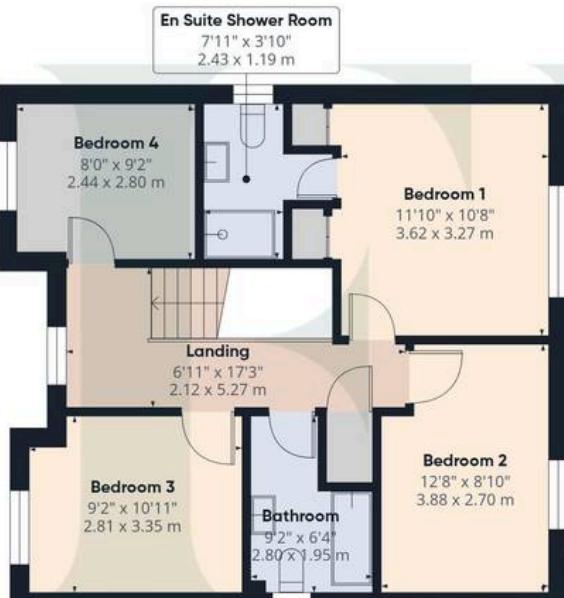
- Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent 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.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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

1225 ft<sup>2</sup>  
113.9 m<sup>2</sup>

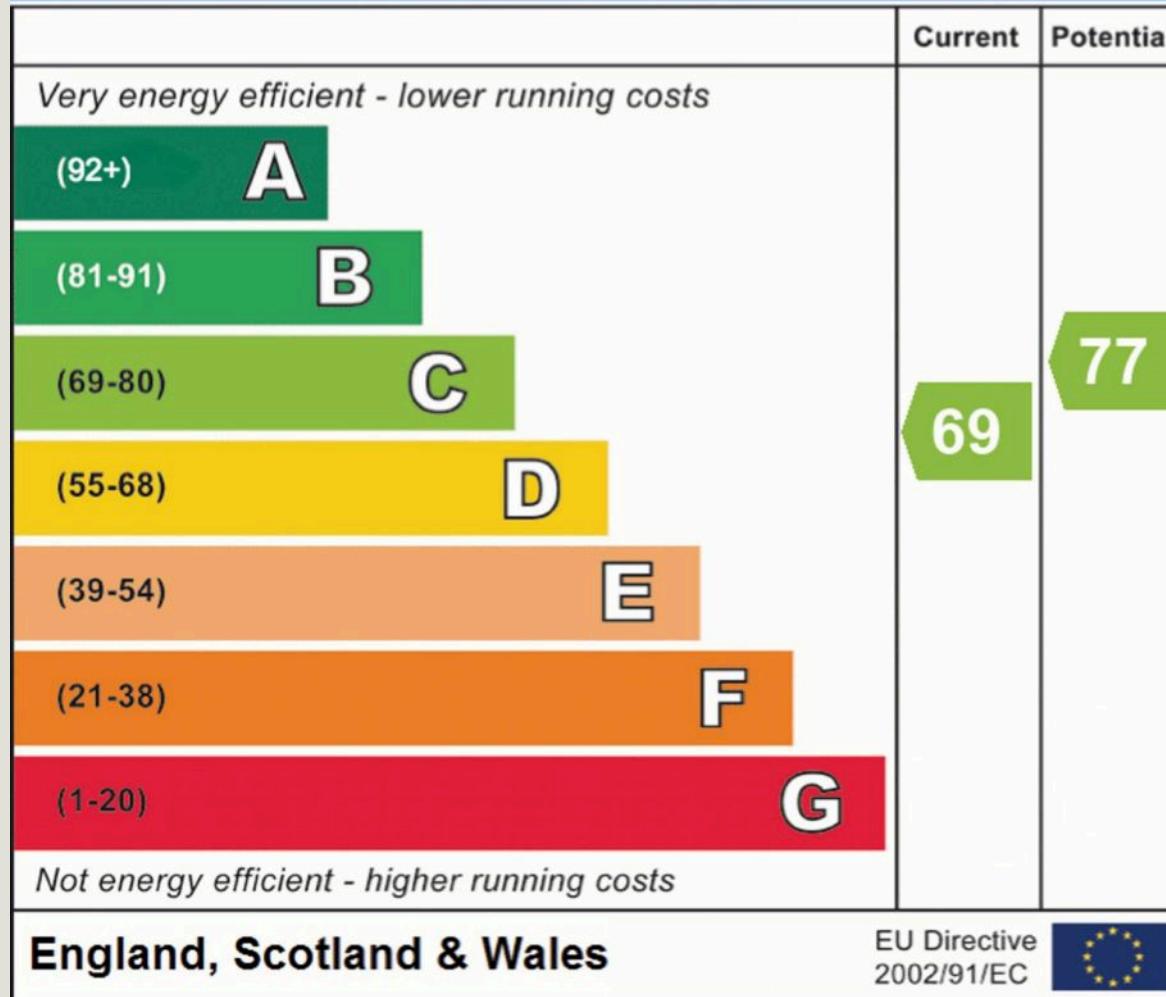


(1) Excluding balconies and terraces

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



# Energy Efficiency Rating



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