

# 16 Meldon Avenue, Carleton Village, Penrith, CA11 8FQ.

Guide Price £420,000

PFK

# 16 Meldon Avenue

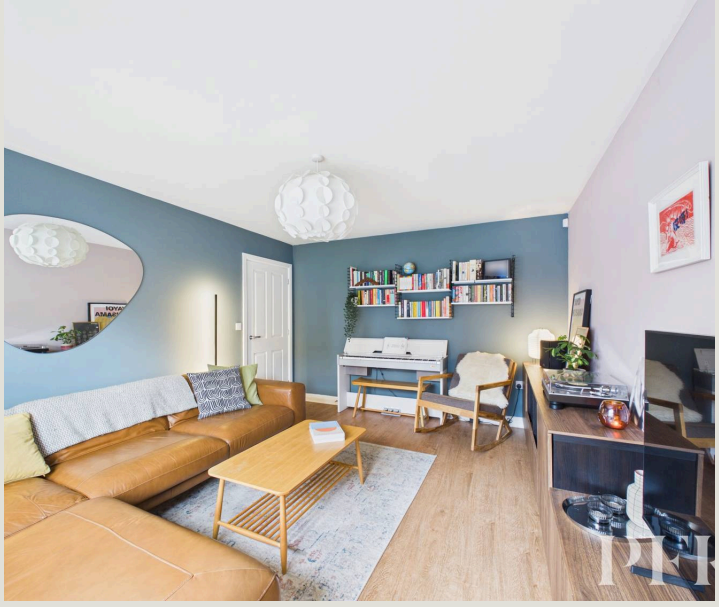
This impressive Story built four-bedroom, two bathroom detached house offers modern family living at its finest and thoughtfully designed. The heart of the home is a stunning open plan kitchen and dining area, featuring sleek modern kitchen units, a central island perfect for casual dining or social gatherings and integrated appliances. Doors from the dining area provide access to the rear garden and allow an abundance of natural light. The contemporary living room offers a perfect space for both relaxation and entertaining. Bedrooms throughout the property are generously proportioned, each benefiting from natural light and tasteful modern finishes, including a bright principal bedroom with en suite. The property also boasts a practical utility room and cloakroom/WC.

Further enhancing the appeal are the main bathroom and en suite to bedroom one as both of which are stylish and modern with contemporary fixtures, walk-in showers, and heated towel rails. The welcoming hallway features a gallery wall for a personalised touch, while the bright landing area and modern staircase contribute to the home's inviting atmosphere. Outside, the property excels with its lawned rear garden and patio which is ideal for family activities, play, or alfresco dining.

- **Tenure: Freehold**
- **Council Tax Band: E**
- **EPC rating B**











# 16 Meldon Avenue

## Carleton Village, Penrith

The garden is reached directly from the dining area. The property's kerb appeal is further elevated by a charming brick exterior, a well-manicured front garden, generous off-road parking to the drive and access to the garage. Set within a neighbourhood of modern homes this detached house combines contemporary style, practical features, and outdoor space, making it a superb opportunity for families seeking comfort, functionality, and a welcoming place to call home.

Carleton Village is a sought after residential area on the edge of Penrith, offering a peaceful, semi rural setting close to The Cross Keys Inn pub & Tesco Express with excellent access to the town centre and surrounding countryside. The Brougham Fields development is particularly popular with families and commuters thanks to its proximity to the M6 and A66. Penrith itself provides a wide range of amenities, including well regarded schools, supermarkets, independent shops, cafes, leisure facilities, and a mainline railway station offering direct services to Glasgow and London. The Lake District National Park is just a short drive away, making this an ideal location for those who enjoy both town convenience and access to the great outdoors.

## ACCOMMODATION

### Ground Floor

**Hallway**
17' 2" x 4' 0" (5.24m x 1.23m)

**Living Room**
14' 10" x 11' 10" (4.52m x 3.61m)

**Dining/Kitchen**
25' 1" x 10' 0" (7.65m x 3.04m)

**Utility/Laundry Room**
9' 3" x 4' 8" (2.83m x 1.41m)

**WC / Cloaks Room**
5' 6" x 3' 3" (1.68m x 1.00m)

### First Floor

**Landing**
15' 5" x 6' 10" (4.71m x 2.08m)

**Bedroom 1**
14' 10" x 11' 4" (4.53m x 3.45m)

**Ensuite**
9' 9" x 3' 10" (2.98m x 1.18m)

**Bedroom 2**
13' 7" x 9' 0" (4.15m x 2.75m)

**Bedroom 3**
13' 5" x 9' 1" (4.08m x 2.77m)

**Bedroom 4**
9' 9" x 7' 9" (2.98m x 2.36m)

**Bathroom**
9' 7" x 7' 5" (2.93m x 2.27m)













**Front Garden:** Lawned garden area and double driveway with EV charger to the side of the garage.

**Garage**: 17' 3" x 8' 0" (5.26m x 2.44m)

**Rear Garden:** Enclosed lawned garden area with gate to one side and providing a patio area.

## ADDITIONAL INFORMATION

**Directions**

The property can be located via the Post Code:CA11 8FQ or by using what3Words:///workroom.thumps.wacky

**Services**

Mains electricity, water & drainage; gas central heating; double glazing installed throughout. 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.

**Estate Management Company**

owners of the property are required to pay an annual maintenance fee to maintain the green areas of the development - this is currently £150 for the whole year.



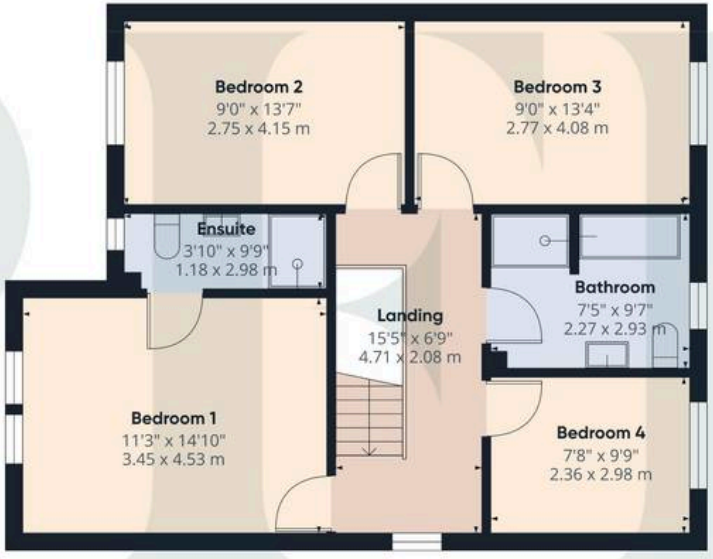









Floor 0







Floor 1

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**Approximate total area**(1)

1429 ft²

132.6 m²

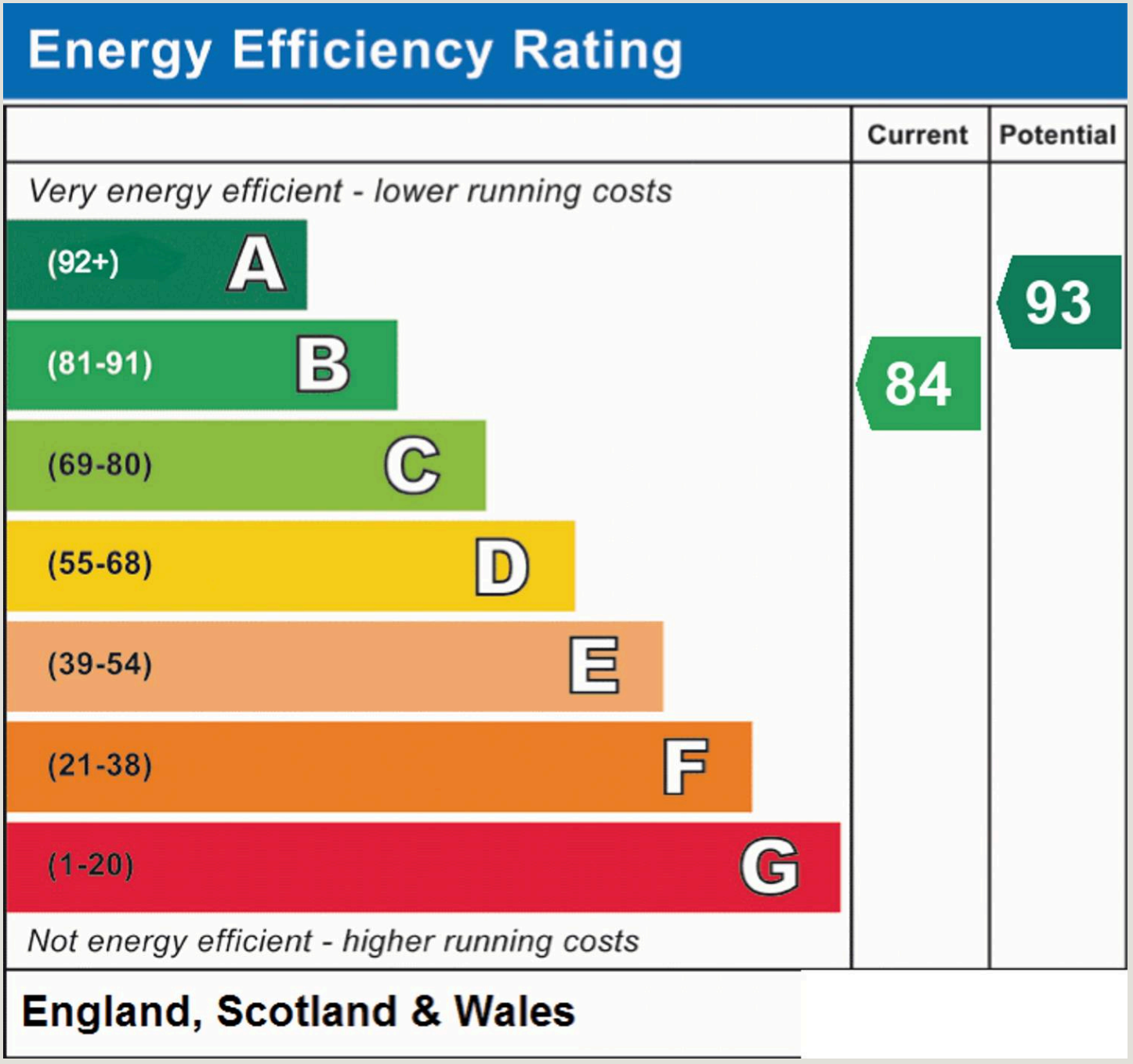
(1) Excluding balconies and terraces

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

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## PFK Estate Agents

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