



1 Mulberry Gardens | | Penrith | CA11 8FZ

Guide Price £565,000



**DAVID BRITTON**  
ESTATES



## Key Features

- Stunning 3/4 bedroom detached home
- Architecturally designed in desirable location
- High Energy Efficiency with Solar panels
- Luxurious Specification
- Stylish open plan Kitchen/Living/Dining room
- 2 flexible rooms on Ground Floor - possible bedrooms/home offices
- Master Bedroom with dressing room and balcony
- Landscaped Gardens, Single Garage and Off Road Parking
- Views to Lakeland Fells
- Close to Town Centre amenities and excellent transport links

## Summary

A contemporary, stylish 3/4 bedroom home on Beacon Edge, sitting on the exclusive Mulberry Gardens development of only eight properties with elevated views of the Lakeland Fells and the Eden Valley. Within walking distance to the town centre, this home sits in a highly desirable area of Penrith and offers a luxury specification combined with a striking design with flexible living spaces and smart, modern essentials.





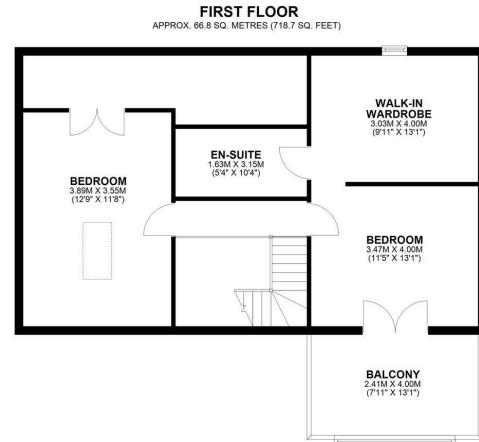
## Floor plans



TOTAL AREA: APPROX. 149.5 SQ. METRES (1609.5 SQ. FEET)

All measurements and details within this floorplan are approximate and are provided for illustrative purposes only. While every reasonable effort has been made to ensure accuracy, no responsibility is accepted for any errors, omissions, or misstatements. This floorplan should not be relied upon as a statement of fact and does not form part of any contract. Prospective purchasers are advised to verify all measurements and details to their own satisfaction. Fixtures, fittings, services, systems, and appliances shown have not been tested and no warranty is given as to their operability or efficiency.

Plan produced using PlanUp.



### COUNCIL TAX BAND - WestmorlandD

#### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	91
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B	85	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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