

Cumbrian Properties

5 High Cup Heights, Carleton Village



Price Region £325,000

EPC-B

Semi-detached townhouse | Sought after location
1 reception | 4 bedrooms with 23' master bedroom | 2 bathrooms
Garden and driveway parking

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This four-bedroom, two-bathroom immaculately presented semi-detached townhouse briefly comprises an entrance hall, cloakroom, dining kitchen with integrated appliances, and lounge with bi-folding doors leading to the rear garden. To the first floor are three bedrooms with fitted storage and a family bathroom. To the second floor is the master bedroom, benefitting from an en-suite shower room and fitted wardrobes, cupboards, drawers, and dressing table. To the rear of the property is a fenced, low maintenance lawned garden with patio area, elevated flower beds, power and water supply, and gated side access. To the front of the property is a block-paved driveway providing parking for multiple vehicles, with shrubbed borders.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance hall.

ENTRANCE HALL (16' x 7') Radiator, wood-effect laminate flooring, staircase leading to the first floor, and doors leading to the cloakroom, kitchen and lounge.



ENTRANCE HALL

CLOAKROOM (5'5 x 3') Two piece suite comprising wash hand basin with mixer tap and WC. Tiled splashback, radiator, frosted double-glazed UPVC window to the front and wood-effect laminate flooring.

DINING KITCHEN (18'5 x 8'5) Fitted kitchen incorporating 1.5 bowl sink with drainer and mixer tap, eye-level AEG double oven and grill, four-ring AEG induction hob with glass splash back and overhead extractor, integrated fridge freezer, integrated dishwasher, and plumbing for a washing machine. Double glazed UPVC window to the front, radiator and wood-effect laminate flooring.



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DINING KITCHEN

LOUNGE (18' X 16') Double glazed UPVC bi-folding doors leading to the rear garden, two Velux windows to the rear, two radiators, built-in shelving, cupboards and drawers, and wood-effect laminate flooring.



LOUNGE

FIRST FLOOR.

LANDING Built-in storage cupboard and doors leading to bedrooms two, three and four, along with the family bathroom.

BEDROOM 2 (13'5 x 8'5) Double-glazed UPVC window to the rear and a radiator.



BEDROOM 2

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BEDROOM 3 (12'5 x 9') Double-glazed UPVC window to the front and a radiator.



BEDROOM 3

BEDROOM 4/OFFICE (10.5' x 7') Double-glazed UPVC window to the rear and a radiator.



BEDROOM 4 / OFFICE

FAMILY BATHROOM (7'5 x 6') Three piece suite comprising panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap and WC. Tiled splash back, heated towel rail, and tiled flooring.



FAMILY BATHROOM

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**STAIRCASE TO
SECOND FLOOR** Leading to the master bedroom.

MASTER BEDROOM (23' x 12') Double-glazed UPVC window to the front and double-glazed Velux window to the rear, two radiators, fitted bedside tables, wardrobes, dressing table, drawers, and cupboards. The master bedroom also has an en-suite shower room.



MASTER BEDROOM

MASTER EN-SUITE SHOWER ROOM (7'5 x 7'5) Three piece suite comprising walk-in shower, wash hand basin with mixer tap, and WC. Tiled splashback, radiator, Velux window to the rear, and a fitted storage cupboard housing the gas boiler.



MASTER EN-SUITE SHOWER ROOM

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OUTSIDE Externally, to the rear of the property is a fenced, low maintenance lawned garden with patio area & raised flower beds, along with gated access to the side of the property. There is also an external water tap & power supply. To the front of the property is a block-paved driveway providing parking for multiple vehicles, with shrubbed borders.



REAR OF THE PROPERTY & GARDEN

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band D.

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 Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

