

Cumbrian Properties

16 Primrose Drive, Carleton Meadows



Price Region £270,000

EPC-B

Semi-detached property | Popular development
1 reception | 3 bedrooms | 2 bathrooms
Landscaped side garden | Garage & parking

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2/ 16 PRIMROSE DRIVE, CARLETON MEADOWS, PENRITH

An immaculately presented, three bedroom, two bathroom, semi-detached property situated in the popular Carleton Meadows development with landscaped side garden, single garage and parking. The UPVC double glazed and gas central heated accommodation briefly comprises entrance hall, lounge with French doors to the garden, dining kitchen with integrated appliances, utility room and cloakroom. To the first floor there are three bedrooms, master en-suite shower room and family bathroom. Lawned front garden and landscaped rear garden laid to artificial turf and Indian sandstone flags with raised seating area. The property also benefits from a driveway and single garage to the rear of the property. The market town of Penrith, in the Eden Valley, is only three miles from the outskirts of the Lake District and offers a range of local amenities including shops, supermarkets, bars and restaurants, primary and secondary schools. There are good transport links including bus services, railway station with links to the north and south, and the M6 motorway.

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

Composite front door into entrance hall.

ENTRANCE HALL Radiator, wood effect flooring, staircase to the first floor, doors to lounge and dining kitchen.

LOUNGE (18'4 x 10') UPVC double glazed window, radiator, wood effect flooring and UPVC double glazed French doors to the garden.



LOUNGE

DINING KITCHEN (18'5 max x 11')

KITCHEN AREA Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, four ring gas hob with extractor hood above and oven below, integrated washing machine, radiator, UPVC double glazed window and tiled flooring.

DINING AREA Two UPVC double glazed windows, radiator, tiled flooring, storage cupboard and door to utility room.

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DINING KITCHEN

UTILITY ROOM (6'3 x 5') Integrated washing machine, space for tumble dryer and fridge freezer, radiator, tiled flooring and door to cloakroom.

CLOAKROOM Two piece suite comprising low level WC and wall mounted wash hand basin. Radiator and vinyl flooring.

FIRST FLOOR LANDING Loft access, radiator, storage cupboard, doors to bedrooms and family bathroom.

BEDROOM 1 (18'5 max x 10'5 max) Two UPVC double glazed windows, two radiators, built-in wardrobes and door to en-suite shower room.

EN-SUITE SHOWER ROOM Three piece suite comprising tiled shower cubicle, low level WC and pedestal wash hand basin. Radiator, vinyl flooring, ceiling spotlights and UPVC double glazed frosted window.



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MASTER BEDROOM & EN-SUITE

BEDROOM 2 (9' x 7'7) UPVC double glazed window and radiator.



BEDROOM 2

BEDROOM 3 (10'7 max x 9' max) Two UPVC double glazed windows and radiator.



BEDROOM 3

FAMILY BATHROOM (7'x 6') Three piece suite comprising shower above panelled bath, low level WC and pedestal wash hand basin. Part tiled walls, towel rail radiator, ceiling spotlights, vinyl flooring and UPVC double glazed frosted window.

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FAMILY BATHROOM

OUTSIDE Flagged pathway to the front of the property with lawn to either side. Well-presented side garden laid to artificial turf with Indian sandstone paths, raised seating area and pedestrian access gate to the garage.



REAR GARDEN

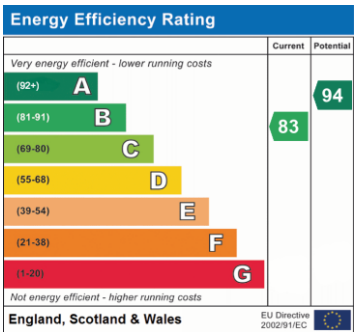


GARAGE & PARKING

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band C

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