

# Cumbrian Properties

## 16 Carleton Hall Gardens, Penrith



**Price Region £392,000**

**EPC-C**

Detached house | Immaculately presented  
2 receptions | 4 bedrooms | 2 bathrooms  
Garage and driveway | No Chain

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## 2/ 16 CARLETON HALL GARDENS, PENRITH

An exciting opportunity to purchase a stunning four bedroom detached house located in a desirable cul-de-sac of executive style homes a short distance from Penrith town centre. Internally the generously proportioned accommodation briefly comprises ground floor entrance hall with doors to integral garage and kitchen with utility area. An impressive lower ground floor lounge and sun room overlooking the garden, cloakroom and dining room. To the first floor are two double bedrooms, en-suite shower room to the Master, and a family bathroom. Spacious second floor landing with doors to two further double bedrooms. Outside the property boasts a driveway providing parking for three/four cars leading to a generous garage with electric roller door, power and lighting, and a beautifully kept enclosed, south-west facing rear garden with decked and patio seating areas. Overall this is a wonderful family home that is offered for sale in immaculate condition, sold with no onward chain, viewing is essential to fully appreciate the standard of accommodation on offer.

The accommodation with approximate measurements briefly comprises:

UPVC double glazed door into entrance hallway.

**ENTRANCE HALLWAY** Radiator with decorative cover, integral door to garage, staircase to the first floor, door to the kitchen, tile effect flooring, coving and stairs to the lower ground floor.



ENTRANCE HALLWAY



ENTRANCE HALLWAY



HALLWAY

**KITCHEN (13'3 x 9'6)** A range of wall and base units with complementary worksurfaces, tiled splashbacks and a 1.5 bowl sink with inset drainer and mixer tap. Integrated dishwasher, integrated fridge, two wine coolers, built in oven with hob and fitted extractor hood above. Tile effect flooring, UPVC double glazed window to the front, coving to ceiling and heated towel rail. Opening through to the utility area.

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KITCHEN

**UTILITY AREA (10'4 x 5')** Wall and base units, plumbing for washing machine, tiled splashback and single bowl sink with drainer and mixer tap. Tile effect flooring, space for free standing fridge/freezer, radiator and UPVC double glazed door to the side.



UTILITY AREA

**INTEGRAL GARAGE (17' x 11'5)** With electric roller door, power, lighting, UPVC double glazed window to the side, wall mounted boiler, space for tumble dryer and space for additional white goods.

**LOWER GROUND FLOOR**

**HALLWAY** Radiator, under stairs storage cupboard and doors to dining room, lounge and cloakroom.

**CLOAKROOM** Low level WC, wash hand basin over vanity unit, coving to ceiling and radiator.



CLOAKROOM

**DINING ROOM (12'8 x 8'10 max)** Coving to ceiling, radiator and UPVC double glazed doors to the garden.

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DINING ROOM

**LOUNGE (17'10 x 11'3)** Radiator, UPVC double glazed windows to two sides, feature inset fireplace, coving to ceiling and opening to the sun room.



LOUNGE

**SUN ROOM (12'10 x 9'8)** UPVC double glazed windows to the rear and side, UPVC double glazed doors to the garden, two radiators and three double glazed Velux skylights.



**FIRST FLOOR LANDING** Doors to bedrooms 1 and 4 and bathroom.

**FAMILY BATHROOM** White suite comprising bath with shower over, low level WC, wash hand basin, tiled walls, heated towel rail, tiled floor, coving and UPVC double glazed window to the rear.



FAMILY BATHROOM

**BEDROOM 1 (13'10 x 11'2)** UPVC double glazed window to the rear, radiator, coving to ceiling and door to the en-suite.



BEDROOM 1

**EN-SUITE SHOWER ROOM** Shower cubicle, low level WC, wash hand basin over vanity unit, heated towel rail and coving to ceiling.



EN-SUITE TO BEDROOM 1

**BEDROOM 4 (currently utilised as a dressing room – 9'6 x 9')** UPVC double glazed window to the rear, radiator and coving to ceiling.

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BEDROOM 4

**SECOND FLOOR** Spacious landing with eaves storage, double glazed skylight and doors to bedrooms 2 and 3.

**BEDROOM 2 (16'2 x 11'3)** UPVC double glazed window to the front and wood effect laminate flooring.



BEDROOM 2

**BEDROOM 3 (14' x 9'6)** UPVC double glazed window to the front and radiator.



BEDROOM 3

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**OUTSIDE** Block paved driveway to the front of the property providing parking for three/four cars leading to the garage. Enclosed south-west facing rear garden with paved patio seating area, steps leading down to a lawned garden with raised decked seating area and garden shed.



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**DIRECTIONS** – From the Eamont roundabout take the exit for Alston and just after Carleton Hall police headquarters on the right turn left into Carleton Hall Road, then turn right into Carleton Hall Walk and then right again into Carleton Hall Gardens. The property is located along the road on the right hand side.

**TENURE** To be confirmed

**COUNCIL TAX** E

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