

Cumbrian Properties

11 Carleton Meadows, Penrith



Price Region £285,000

EPC-B

Semi-detached townhouse | Popular location
1 reception | 4 bedrooms | 2 bathrooms
Front and rear gardens | Garage and drive

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2/ 11 CARLETON MEADOWS, PENRITH

A beautifully presented four bedroom townhouse offering generous living space set over three floors with high specification throughout, featuring a spacious lounge and dining kitchen. Master bedroom with en-suite, off road parking with rear garage and is set on a private no-through road. This double glazed and gas central heated property is deal for modern family living, perfect for growing families or equally for anyone that is wanting to downsize. Situated close to many local amenities including schools, shops and regular bus routes and is only a ten minute walk from the town centre.

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

Entry via a composite door into the entrance hallway.

ENTRANCE HALLWAY Understairs storage cupboard, staircase to the first floor and doors to cloakroom, dining kitchen, and lounge.

CLOAKROOM Two piece white suite with WC and wash hand basin with mixer tap and tiled splashback. Radiator and double glazed frosted window to the front.



ENTRANCE HALLWAY



CLOAKROOM

DINING KITCHEN (15' x 10') Fitted kitchen incorporating a built in double oven with four burner gas hob, stainless steel splashback and extractor above, upstands, integrated fridge/freezer and dishwasher, space and plumbing for a washing machine and space for a tumble dryer. Houses the boiler concealed in a unit, double glazed windows to the front, vinyl flooring, radiator and LED spotlights.



DINING KITCHEN

3/ 11 CARLETON MEADOWS, PENRITH

LOUNGE (17' x 11') Double glazed windows to the rear, radiator, floating effect electric fire and double glazed patio doors to the rear garden.



LOUNGE

FIRST FLOOR LANDING Doors to family bathroom and bedrooms, 2, 3 and 4. Stairs to the second floor Master bedroom.

BEDROOM 2 (14' x 10') Double glazed windows to the rear and radiator.

BEDROOM 3 (12' x 10') Double glazed window to the front and radiator.



BEDROOM 2



BEDROOM 3

BEDROOM 4 (10' x 7') Double glazed windows to the rear and radiator.



BEDROOM 4

4/ 11 CARLETON MEADOWS, PENRITH

FAMILY BATHROOM Three piece white suite comprising wash hand basin with mixer tap, WC and panelled bath with shower attachment above. Tiled walls, vinyl flooring, radiator and double glazed frosted window to the front.



BATHROOM

SECOND FLOOR LANDING

MASTER BEDROOM (17' x 12') Three double glazed velux windows to the front and rear elevations, two radiators, fitted wardrobes and door to the en-suite shower room.



MASTER BEDROOM

EN-SUITE SHOWER ROOM Three piece white suite comprising WC, wash hand basin and walk-in shower with tiled splashbacks and opening glass doors. Two double glazed velux windows to the rear, radiator, part tiled walls, vinyl flooring and LED spotlight.



EN-SUITE SHOWER ROOM

5/ 11 CARLETON MEADOWS, PENRITH

OUTSIDE To the front of the property there is secured access via a gate to a garden with some mature plants and shrubs and gated access at the side to the rear garden. To the rear is a well presented garden with a partly paved area, mature plants and shrubs. A gate at the rear gives access to a driveway and garage.



REAR GARDEN

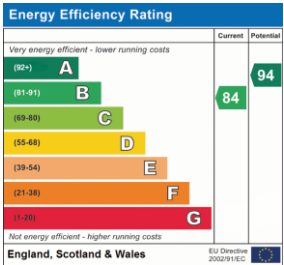


DRIVE AND GARAGE

TENURE We are informed the tenure is Freehold. Service charge £226 per annum, payable in January.

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

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.



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