

# Cumbrian Properties

12 Primrose Drive, Penrith



Price Region £260,000

EPC-B

Three storey semi-detached | Carleton Meadows development

1 receptions | 4 bedrooms | 2 bathrooms

Front & rear gardens | Two allocated parking spaces

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## 2/ 12 PRIMROSE DRIVE, CARLETON MEADOWS, PENRITH

Situated in the popular Carleton Meadows development, a four bedroom, two bathroom, semi-detached property set over three floors. The UPVC double glazed and gas central heated accommodation briefly comprises entrance hall, cloakroom, dining kitchen and lounge with French doors to the rear garden. To the first floor there are three bedrooms and family bathroom and master bedroom with en-suite shower room to the second floor. Low maintenance front garden, lawned rear garden and two allocated parking spaces. Situated close to all of the local amenities that Penrith has to offer.

The accommodation with approximate measurements briefly comprises:

**Composite front door into entrance hall.**

**ENTRANCE HALL** Staircase to the first floor, radiator with cover and understairs storage cupboard. Doors to cloakroom, lounge and kitchen.

**CLOAKROOM** Two piece suite comprising low level WC and pedestal wash hand basin. Part tiled walls, radiator, wood effect flooring and UPVC double glazed frosted window.

**DINING KITCHEN (15'3 x 9'6)**

**KITCHEN AREA** Fitted kitchen incorporating a one and a half bowl stainless steel sink unit with mixer tap, four ring gas hob with stainless steel splashback and extractor hood above and oven below, integrated dishwasher and washing machine, space for fridge freezer. UPVC double glazed window and wood effect flooring.

**DINING AREA** Radiator with cover, worksurface and fitted wall units.



DINING KITCHEN

**LOUNGE (16'6 x 10')** UPVC double glazed window, radiator and UPVC double glazed French doors to the rear garden.



3/ 12 PRIMROSE DRIVE, CARLETON MEADOWS, PENRITH

**FIRST FLOOR**

**LANDING** Doors to bedrooms and bathroom. Staircase to the second floor.

**BEDROOM 2 (12' x 9'6)** UPVC double glazed window and radiator.



BEDROOM 2

**BEDROOM 3 (13'5 x 9'6)** UPVC double glazed window and radiator.



BEDROOM 3

**BEDROOM 4 (10' x 6'8)** UPVC double glazed window and radiator.

**FAMILY BATHROOM (6'8 x 5'7)** Three piece suite comprising shower above panelled bath, low level WC and pedestal wash hand basin. Part tiled walls, radiator, wood effect flooring and UPVC double glazed frosted window.



BEDROOM 4



FAMILY BATHROOM

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**SECOND FLOOR LANDING** Door to master bedroom.

**MASTER BEDROOM (19' max x 11' max)** UPVC double glazed window, double glazed Velux window, two radiators (one with cover), fitted wardrobes and shelving, loft access and door to en-suite shower room.



MASTER BEDROOM



EN-SUITE SHOWER ROOM

**EN-SUITE SHOWER ROOM (8' x 5'6)** Three piece suite comprising tiled corner shower cubicle, low level WC and pedestal wash hand basin. Part tiled walls, radiator, wood effect flooring and double glazed Velux window.

**OUTSIDE** Low maintenance front garden and lawned rear garden with flagged patio areas, raised flower bed, garden shed and gated access to the rear leading to two allocated parking spaces.



REAR OF THE PROPERTY



ALLOCATED PARKING

**TENURE** We are informed the tenure is Freehold. Service charge approx. £150 per annum for maintenance of green space on the estate when completed.

**COUNCIL TAX** We are informed the property is 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.

reasons to sell with us...

more than

**455**

properties listed in our  
Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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