

Cumbrian Properties

12 Carleton Meadows, Penrith



Price Region £275,000

EPC-B

Detached house | Superb location
1 reception | 3 bedrooms | 2 bathrooms
Enclosed rear garden | Parking for two cars

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2/ 12 CARLETON MEADOWS, PENRITH

A beautifully presented three bedroom detached house occupying a superb position towards the top end of this popular modern development. Internally the property offers spacious accommodation briefly comprising; entrance hall, utility room, dining kitchen and a spacious lounge both with doors leading out to the garden. On the first floor there are three well-proportioned bedrooms, the master bedroom boasting a dressing area and ensuite shower room. Outside the property has a lovely garden with gated access to the rear where there are two parking spaces. Across the road, work is underway to create a green space that will include a children's play park, making this a perfect family home.

The accommodation with approximate measurements briefly comprises:

Entry via double glazed door into entrance hallway.

ENTRANCE HALLWAY Staircase to the first floor, understairs storage cupboard, radiator, wood flooring and doors to dining kitchen, utility room and lounge.

DINING KITCHEN (19' x 9'2) A range of wall and base units with complementary worksurfaces, a 1.5 bowl sink with drainer and mixer tap, space for free standing fridge/freezer, plumbing for dishwasher, built in oven and hob with extractor hood above. Cupboard housing the boiler, UPVC double glazed window to the front, tiled flooring and UPVC double glazed door to the garden.



DINING KITCHEN

UTILITY ROOM (previously a cloakroom and still has plumbing in place should someone wish to convert back). Plumbing for washing machine, radiator, tile effect flooring and UPVC double glazed window to the rear.

LOUNGE (18'4 x 10'2) UPVC double glazed window to the front, two radiators and UPVC double glazed door to the garden.

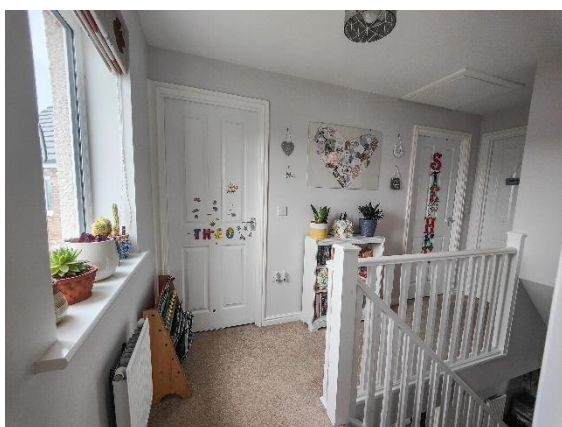
3/ 12 CARLETON MEADOWS, PENRITH



LOUNGE

FIRST FLOOR LANDING UPVC double glazed window to the rear, radiator, loft access, built in over stairs storage cupboard and doors to bedrooms and bathroom.

BATHROOM White suite comprising of panelled bath with shower over, low level WC and wash hand basin. Part tiled walls, tile effect flooring, heated towel rail and UPVC double glazed window to the front.



LANDING



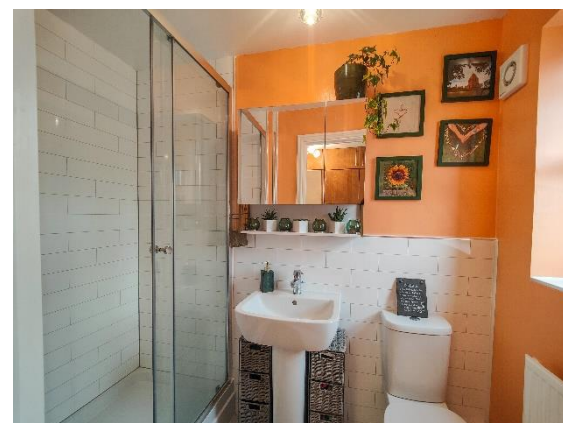
BATHROOM

BEDROOM 1 (18'5 narrowing to 11' x 10'5 narrowing to 6'3) UPVC double glazed windows to the front and rear, two radiators, fitted wardrobes and door to en-suite.

EN-SUITE SHOWER ROOM Shower cubicle, low level WC, wash hand basin, radiator, part tiled walls, tile effect flooring and UPVC double glazed window to the front.



BEDROOM 1



EN-SUITE

5/ 12 CARLETON MEADOWS, PENRITH

BEDROOM 2 (10'7 x 9'2) UPVC double glazed window to the front and radiator.

BEDROOM 3 (9'2 x 7'6) UPVC double glazed window to the rear and radiator.



BEDROOM 2



BEDROOM 3

OUTSIDE To the front of the property is a small low maintenance walled garden with paved pathway leading to the front door. Enclosed rear garden with paved patio seating area, astro turf lawned area with flower and shrub borders, garden shed and gate providing rear access where there is parking for two cars.



REAR GARDEN



PARKING AREA

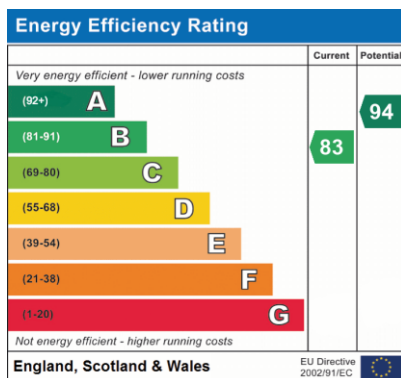
6/ 12 CARLETON MEADOWS, PENRITH

DIRECTIONS – From Penrith town centre, follow Carleton Road until it meets the A686. Turn left and then take the first left turning up the hill. D At the top of the hill turn left into Primrose Drive and follow this road to reach Carleton Meadows. No.12 can be found at the top of the development on the left hand side.

TENURE We are informed the tenure is Freehold

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

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