

Penrith

Offers in the region of £265,000

2 Snowdrop Close, Penrith, Cumbria, CA11 8FG

A most appealing individual style three bedroom semi-detached house constructed in 2022 by Persimmon Homes and occupying a favoured corner site on a popular residential estate located under two miles from Penrith town centre.

Quick Overview

Most appealing individual style semi-detached house

Constructed in 2022 by Persimmon Homes with an NHBC warranty

Corner site on the popular Carleton Meadows residential estate

Under two miles from Penrith town centre

Three bedrooms and two bath / shower rooms

Living room, dining kitchen and utility room
Surrounding gardens

Garage and driveway providing parking spaces



3



2



2



B



Ultrafast
1000Mbps



2

Property Reference: P0234



Living Room



Living Room



Dining Kitchen



Dining Kitchen

Accommodation

Ground Floor:

Entrance Hall

With radiator.

Living Room 18' 5" x 10' 2" (5.61m x 3.1m)

With two radiators, double doors leading to south facing walled garden.

Dining Kitchen 18' 5" max x 10' 10" in to bay (5.61m x 3.3m)

With fitted base and wall units including soft closing doors and pelmet lighting, igneous granite sink with mixer tap, breakfast bar, integrated oven, hob and extractor unit, plumbing for dish washer, recessed ceiling spotlights, windows to two elevations including bay window, usb socket, two radiators, built in cupboard.

Utility Room 6' 4" x 5' 2" (1.93m x 1.57m)

With fitted base units, plumbing for washing machine, radiator.

WC

With WC, wash hand basin, radiator.

First Floor:

Landing

With radiator, built in cupboard.

Bedroom One 18' 6" max x 10' 6" max (5.64m x 3.2m)

With windows to two elevations, usb socket, radiator.

En-suite Shower Room

With WC, wash hand basin, shower, ceramic wall tiling, radiator.



Living Room



Dining Kitchen



Bedroom One



En-suite



Bedroom Three



Bathroom

Bedroom Two 10' 7" max x 9' 3" max (3.23m x 2.82m)
With windows to two elevations, radiator.

Bedroom Three 9' 2" x 7' 7" (2.79m x 2.31m)
With radiator.

Bathroom
With WC, wash hand basin, bath with shower over, ceramic wall tiling, radiator.

Outside:
Surrounding lawned gardens including walled garden with paved patio, pedestrian access gate, water tap, electric sockets, adjacent garage and driveway providing parking spaces.

Services
Mains water, electricity, gas and drainage. Gas central heating.

Tenure
Freehold.

Council Tax
Band C.

Viewing
By appointment with Hackney and Leigh's Penrith office.

Directions
From the Kemplay roundabout proceed onto the A686 Carleton Avenue and then turn left onto Carleton Hill Road. Turn left onto Primrose Drive and then turn left onto Snowdrop Close.

Price
Offers in the region of £265,000.



Bedroom One



Bedroom Two



Rear Garden



Rear Garden

Request a Viewing Online or Call 01768 593593

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 593593** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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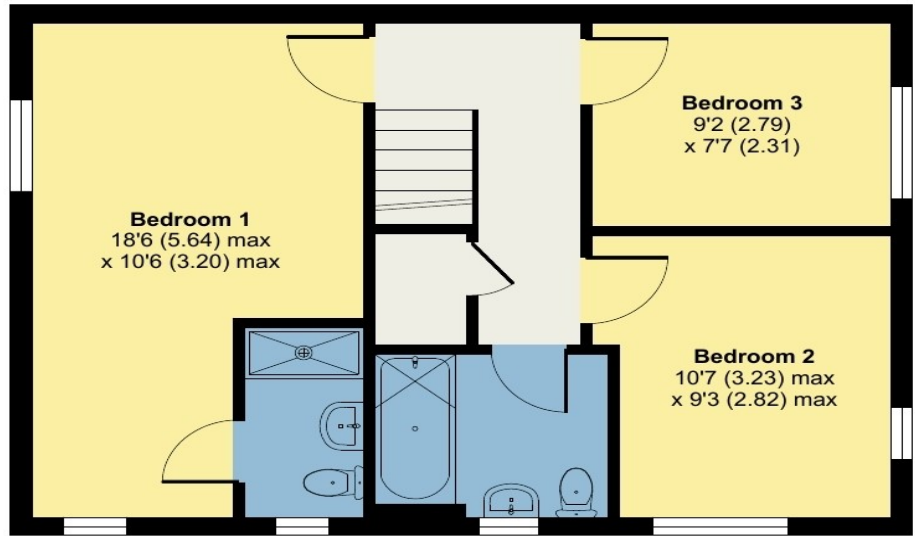
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Approximate Area = 981 sq ft / 91.1 sq m

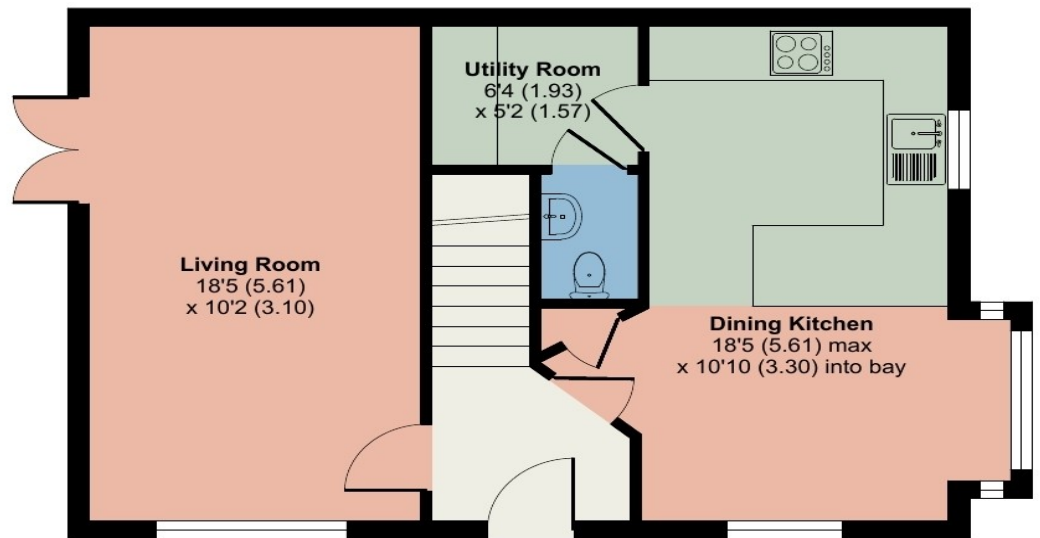
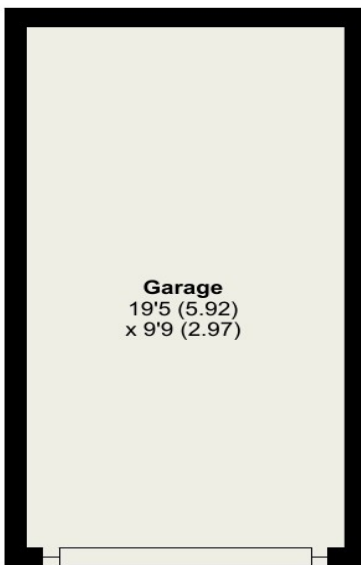
Garage = 189 sq ft / 17.5 sq m

Total = 1170 sq ft / 108.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2023. Produced for Hackney & Leigh. REF: 1042547

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