



**HACKNEY  
& LEIGH**

## Carleton

**£405,000**

4 Bannerdale Road, Carleton , Penrith, Cumbria, CA11 8UZ

Welcome to this stunning four bedroom detached home that perfectly combines modern elegance with practical living. Nestled in a popular new neighbourhood, "The Eden" offers a harmonious blend of luxury and comfort, making it an ideal family home. The property briefly comprises of; Fitted kitchen/ dining room, living room, utility room, driveway, integral garage and it brought to the market with no onward chain.

Eamont Chase is located in the village of Carleton, on the edge of Penrith. The development boasts field and castle views and is the perfect setting for nature lovers with a huge array of walks in the Eden Valley and River Eamont close by.

Viewings come highly recommended.

### Quick Overview

4 Bedroom detached house

Popular new development

No onward chain

Fitted kitchen/ dining room

Spacious living room

Utility room

Beautifully presented

Driveway

Integral garage

Broadband - Ultrafast 1000 Mbps



4



2



1



B



Ultrafast  
1000 Mbps



Driveway  
& Integral Garage

Property Reference: P0385



Kitchen/ Dining Room



Living Room



Kitchen/ Dining Room



Bathroom

## Introduction

Penrith is a quaint market town in the Eden Valley, only 3 miles from the outskirts of the Lake District. Penrith offers numerous shops, supermarkets including Morrisons and Sainsburys, bars and restaurants with several reputable primary and secondary schools available. The area offers many outdoor activities including woodland walks, equestrian pursuits, golf course, which are very popular in the region. Penrith offers good transport links including bus services, railway station with links to North and South and M6 motorway.

Leaving Penrith, head south-west on Corn Market/ A592. Turn right onto Corn Market/ A592 and continue on Great Dockray. Take Princess Street to King Street/ A6. Turn right onto King Street/ A6 and continue to follow A6. Take Regional Route 71 to Carleton Avenue/ A686. Turn left onto Carleton Avenue/ A686. Turn right onto Bannerdale Road. The property will be on the right hand side.

## Property Overview

Welcome to this stunning four bedroom detached home that perfectly combines modern elegance with practical living. Nestled in a popular new neighbourhood, "The Eden" offers a harmonious blend of luxury and comfort, making it an ideal family home. The property briefly comprises of; Fitted kitchen/ dining room, living room, utility room, driveway, integral garage and it brought to the market with no onward chain.

Step through the front door into a bright and airy hallway with laminate flooring and carpeted stairs to the upper level. Understairs storage cupboard with access leading into the living room, integral garage and the heart of the home - the open-plan kitchen/ dining area. The kitchen/ dining room is a culinary enthusiast's dream making it perfect for entertaining guests or enjoying family meals. Integrated 4 ring electric Induction hob, double oven, microwave and extractor. Integrated fridge/ freezer, dishwasher and wine cooler. White coloured worktops with blue/ black coloured wall and base units. Stainless steel sink with hot and cold taps. Double glazed window and double glazed patio doors to rear aspect. Laminate flooring. Access into the utility room and downstairs cloakroom WC. The utility room is where the boiler is located and allows access to the side aspect. White coloured worktops with blue/ black coloured wall and base units. Availability for washing machine and tumble dryer. The spacious living room is the perfect room for relaxing after a long day. Double glazed window to front aspect, flooding the room with natural light, creating a warm and inviting atmosphere. Carpet flooring.

The first floor offers 4 bedrooms each designed with comfort in mind and family bathroom. Bedroom 1 is a large double bedroom with fitted mirrored wardrobes and En-suite. Double glazed window to front aspect. Carpet flooring. Three piece En-suite with double shower featuring waterfall feature, WC and basin with mixer taps. Heated towel rail. Double glazed window to side aspect. Part tiled with laminate flooring. Bedroom 2 is a large double bedroom with fitted mirrored wardrobes. Carpet flooring. Double glazed window to front aspect. Bedroom 3 is also a small double bedroom with fitted mirrored wardrobes. Double glazed window to rear aspect. Carpet flooring. Bedroom 4 is a single bedroom with fitted mirrored wardrobes, that could easily be used as a home office. Double glazed window to rear aspect. Carpet flooring. Four piece family bathroom with separate shower with waterfall feature, bath with hot and cold taps, WC and basin with mixer taps. Heated towel rail. Double glazed window to rear aspect. Laminate flooring.

## Accommodation with approx. dimensions

### Ground Floor

Hallway 13'9" x 6'7" (4.20m x 2.0m)

Utility Room 6'7" x 6'7" (2.0m x 2.0m)

Kitchen/ dining room 20'4" x 11'10" (6.20m x 3.60m)

**Living Room** 17'5" x 11'2" (5.30m x 3.40m)

**Downstairs Cloakroom WC**

**First Floor**

**Bedroom One** 18'8" x 11'2" (5.70m x 3.40m)

**En-suite**

**Bedroom Two** 13'1" max x 8'10" (4.0m max x 2.70m)

**Bedroom Three** 11'10" max x 9'2" (3.60m max x 2.80m)

**Bedroom Four** 11'10" x 7'10" (3.60m x 2.40m)

**Bathroom**

**Outside** The rear garden is enclosed with wooden fence boundary, grassed area and patio area. Low maintenance front garden with grassed area. Monoblock driveway for ample parking. Integral garage.

**Garage** 17'5" x 8'10" (5.30m x 2.70m)

**Services** Mains electricity, mains gas and mains water. Mains drainage.

**Tenure** Freehold

**Management Fees & Restrictions** We have been advised these are approximately £174.95 p/a. We have been advised no commercial branded vehicles are allowed, hedges of a certain height or garden shed.

**Age & Construction** We have been advised the property is approximately 2 years old and is of brick and tile construction.

**Council Tax** Westmorland & Furness Council  
Band E

**Broadband Speed** Ultrafast 1000 Mbps

**Energy Performance Rating** Band B

**Viewings** By appointment with Hackney and Leigh's Penrith office. Viewings will commence from Friday 22nd November.

**What3Words Location** post.whisker.worth

**Price** £405,000

### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Three



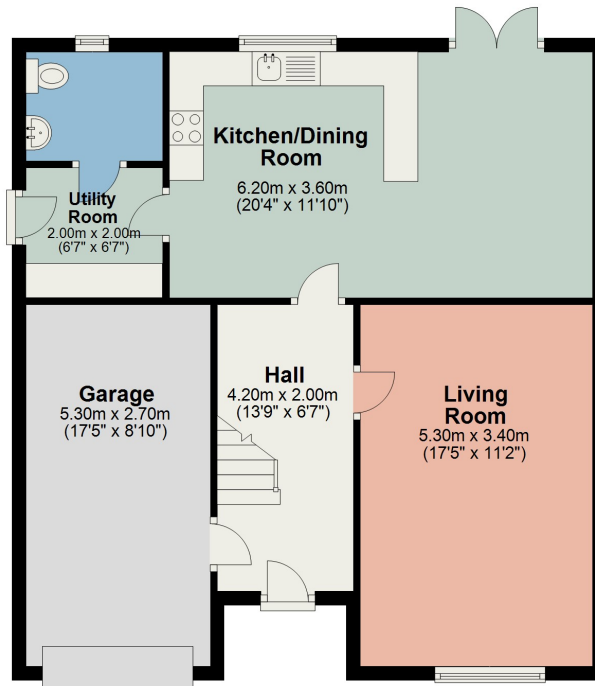
Bedroom Four



Rear Garden

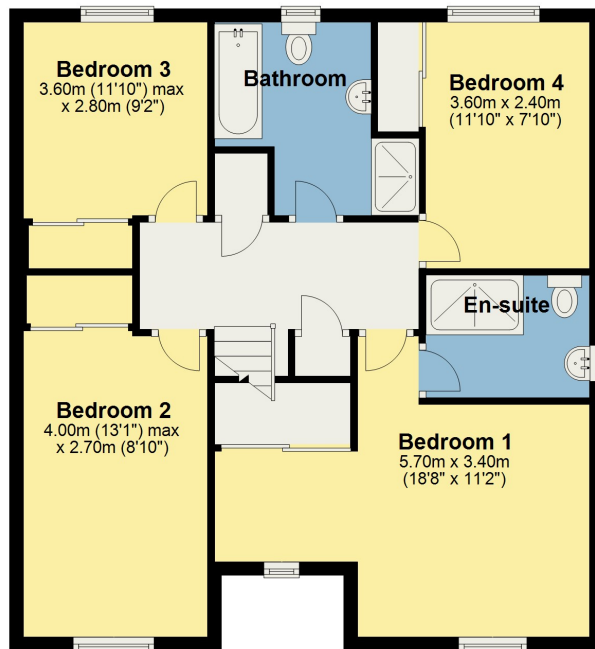
## Ground Floor

Approx. 72.5 sq. metres (780.2 sq. feet)



## First Floor

Approx. 69.0 sq. metres (742.9 sq. feet)



Total area: approx. 141.5 sq. metres (1523.1 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:  
Plan produced using PlanUp.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 11/11/2024.

Request a Viewing Online or Call 01768 593593