



Penrith

£395,000

59 Carleton Meadows, Penrith, Cumbria , CA11 8UR

Step into a world of modern sophistication with this stunning detached house, situated in the popular residential area of Carleton Meadows. Designed for those who appreciate contemporary living, this home is ready for you to move in and start creating memories. Inside, the home is equally inviting, with spacious rooms that promise comfort and style, or host summer barbeques in the generous sized rear garden.

The entrance hall welcomes you with open arms, and sets the tone for a home that balances style and functionality. The thoughtful layout ensures that every area of the house is easily accessible, offering seamless access to the living room, kitchen/ dining room, downstairs WC and integral garage, making daily life a breeze. A convenient storage cupboard is ideal for keeping your essentials neatly organised and out of sight.

Quick Overview

5 Bedroom detached house
Spacious fitted kitchen/ dining room
Living room
Bedroom 1 with En- suite
Modern living
Located within Carleton Meadows
residential estate
Driveway
Integral garage
Ultrafast Broadband Available



5



2



1



B



Ultrafast
available



Garage &
Drive way

Property Reference: P0472



Kitchen



Living Room



Kitchen/ Dining Room



Kitchen/ Dining Room

Carpeted stairs lead you gracefully to the upper floor, promising comfort underfoot as you make your way to the private quarters of the home. To your left, the living room beckons with its inviting atmosphere. This spacious room is perfect for unwinding after a long day or hosting intimate gatherings with friends and family. Double glazed window to front aspect, bringing in lots of natural light with laminate flooring.

The heart of the home is undoubtedly the expansive kitchen/dining room which offers the perfect blend of style and functionality. Equipped with sleek, modern appliances and ample counter space, it's ideal for both culinary adventures and casual family meals. The room is beautifully illuminated by two sets of double glazed patio doors and an additional window, all of which open onto the lush rear garden, creating a seamless indoor-outdoor living experience. The fitted kitchen comprises of, integrated 5 ring gas hob, double oven and extractor. Integrated fridge/ freezer, washing machine and dishwasher. Stainless steel sink with mixer taps. White coloured worktops with pale grey coloured wall and base units. Partial splashback with laminate flooring.

Upstairs, you will find 5 bedrooms, each offering a tranquil space to unwind after a long day and family bathroom. Whether you need a home office, a playroom, or a guest suite, this home provides the flexibility to cater to your lifestyle needs. Bedroom 1 is a generous sized double bedroom with En-suite. Double glazed window to front aspect. Carpet flooring. Three piece En-suite featuring, shower, WC, basin with mixer taps and heated towel rail. Double glazed window to front aspect. Part tiled with tiled flooring. Bedroom 2 is a large double bedroom with storage cupboard. Double glazed window to front aspect with carpet flooring. Bedroom 3, also a double bedroom with double glazed window to rear aspect, providing views of the Lake District fells in the distance. Carpet flooring. Bedroom 4, is a small double bedroom that is currently being used as a walk in wardrobe/ dressing room. Double glazed window to rear aspect with carpet flooring, and Bedroom 5 is a single bedroom, currently being utilised as a home office/ study. Double glazed window to rear aspect with carpet flooring. Three piece family bathroom with shower, WC and basin with mixer taps. Heated towel rail. Double glazed window to side aspect. Part tiled with tiled flooring.

Outside, the front garden is designed for low maintenance, boasting a neat grassed lawn complemented by select shrubs that add a touch of greenery without demanding too much attention. The Monoblock driveway accommodating for two cars, offers easy access to the integral garage, ensuring your vehicles are both secure and conveniently parked. Access to the property is through a shared drive, leading seamlessly to your private driveway. The large rear garden, complete with wooden fence boundary is beautifully laid out with a lush grassed lawn and chipped stones. The patio is ideal for family gatherings, hosting an evening barbecue or simply unwinding in the sun.

Penrith is a quaint market town in the Eden Valley approximately 3 miles from the outskirts of the Lake District. The area offers many outdoor activities including woodland walks, equestrian pursuits, golf course, which are very popular in the region. Situated close to local amenities and offering excellent access to the A66 and M6, both North and South, this home is perfectly positioned for commuters and families alike.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen/ dining room 27' 8" x 10' 8" (8.43m x 3.25m)

Living Room 15' 7" x 11' 4" (4.75m x 3.45m)

Downstairs WC

Garage 16' 6" x 8' 10" (5.03m x 2.69m)

First Floor

Bedroom One 14' 10" x 11' 5" (4.52m x 3.48m) 14' 10" max x 11' 5" max (4.51m max x 3.49m max)



Bedroom One



En-Suite



Bedroom Two



Bedroom Three



Bedroom Four



Bedroom Five/Office

En-suite

Bedroom Two 11' 10" x 9' 6" (3.61m x 2.9m)

Bedroom Three 11' 10" x 10' 3" (3.61m x 3.12m)

Bedroom Four 11' 3" x 8' 5" (3.43m x 2.57m)

Bedroom Five/ Office 8' 10" x 7' 8" (2.69m x 2.34m)

Bathroom

Property Information

Tenure

Freehold

Council Tax

Band E

Westmorland & Furness Council

Service Charge

We have been advised, the Service Charge won't come into effect, until the estate has been fully completed

We have been advised, the Service Charge is expected to be approximately £129p/a and will cover the general maintenance of the estate

Services & Utilities

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

Energy Performance Certificate

Band B. The full Energy Performance Certificate is available on our website and also at any of our offices

Broadband Speed

Ultrafast available

Directions

From Penrith, take Regional Route 71 to Carleton Avenue/ A686, turning left onto Carleton Avenue/ A686. Take Primrose Drive to Carleton Meadows. The property will be on the left hand side

What3words Location

///super.catch.sideboard

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£410,000

Anti-Money Laundering (AML) Regulations

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).



Bathroom



Rear Aspect



Garden



View

Request a Viewing Online or Call 01768 593593

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Penrith Office:

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Opening Hours:

Monday	9am - 5pm
Tuesday	9am - 5pm
Wednesday	9am - 5pm
Thursday	9am - 5pm
Friday	9am - 5pm
Saturday	9am - 1pm

Services at no extra cost:

- Sales Valuations
- Professional Advice
- Evening & Weekend Viewings
- Multi-channel Marketing
- Property Walkthroughs
- Professional Photography

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



Can we save you money on your **mortgage**? Call us on: 01539 792033

Hackney & Leigh Ltd 6-8 Cornmarket, Penrith, Cumbria, CA11 7DA | Email: penrithsales@hackney-leigh.co.uk

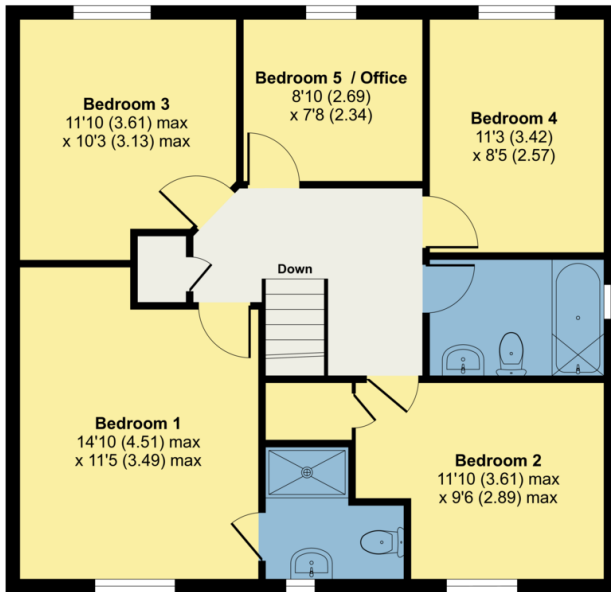
Carleton Meadows, Penrith, CA11 8UR

Approximate Area = 1311 sq ft / 121.7 sq m

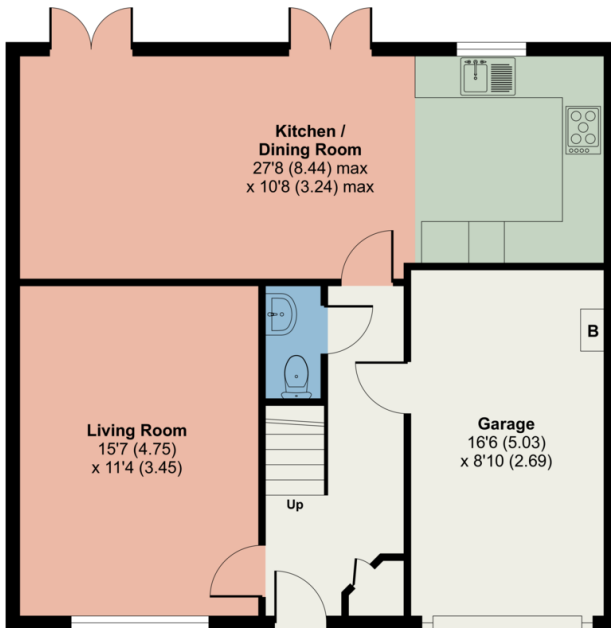
Garage = 150 sq ft / 13.9 sq m

Total = 1461 sq ft / 135.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2025. Produced for Hackney & Leigh. REF: 1336544

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