



15 Meldon Avenue, Carleton Village, Penrith, CA11 8FQ

Guide Price £265,000

PFK

15 Meldon Avenue

The property:

Welcome to 15 Meldon Avenue, a beautifully presented 3 bedroom semi detached home with high spec upgrades, located in a sought after development on the edge of Penrith.

Located on the popular Brougham Fields development in Carleton Village, this attractive three bedroom semi detached home was built by Story Homes just four years ago and still benefits from six years remaining on the NHBC warranty. Thoughtfully upgraded throughout with a range of high quality finishes, the property offers stylish and low maintenance living, ideal for families, first time buyers, or professionals seeking excellent transport links and a peaceful residential setting.

The ground floor features a welcoming entrance hallway with a convenient downstairs WC, a spacious lounge, and an open plan dining kitchen fitted with upgraded units and integrated appliances. French doors open directly onto the rear garden, creating a bright and sociable space perfect for entertaining.

Upstairs, there are three well-proportioned bedrooms, including a generous master with en-suite shower room, and a modern family bathroom.

Externally, the property benefits from driveway parking for two vehicles, a neatly maintained rear garden with patio and lawn, and a private setting ideal for young families or those who enjoy outdoor space.





Carleton Village, Penrith

The location:

Carleton Village is a sought after residential area on the edge of Penrith, offering a peaceful, semi rural setting with excellent access to the town centre and surrounding countryside. The Brougham Fields development is particularly popular with families and commuters thanks to its proximity to the M6 and A66. Penrith itself provides a wide range of amenities, including well regarded schools, supermarkets, independent shops, cafes, leisure facilities, and a mainline railway station offering direct services to Glasgow and London. The Lake District National Park is just a short drive away, making this an ideal location for those who enjoy both town convenience and access to the great outdoors.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

Directions

15 Meldon Avenue can be located with the postcode CA11 8FQ and identified by a PFK For Sale board. Alternatively by using What3Words: [///airbrush.puffed.belong](https://www.what3words.com/airbrush.puffed.belong)



ACCOMMODATION

Entrance

Hallway

Living Room

18' 0" x 10' 2" (5.49m x 3.09m)

Kitchen / Dining

17' 1" x 9' 1" (5.20m x 2.78m)

Cloakroom WC

5' 9" x 2' 11" (1.75m x 0.89m)

FIRST FLOOR

Landing

Bedroom 1

12' 4" x 10' 1" (3.76m x 3.08m)

En-Suite

7' 11" x 3' 7" (2.41m x 1.08m)

Bedroom 2

10' 6" x 9' 0" (3.21m x 2.74m)

Bedroom 3

7' 9" x 7' 3" (2.37m x 2.22m)

Bathroom

6' 8" x 5' 6" (2.02m x 1.68m)

EXTERNALLY

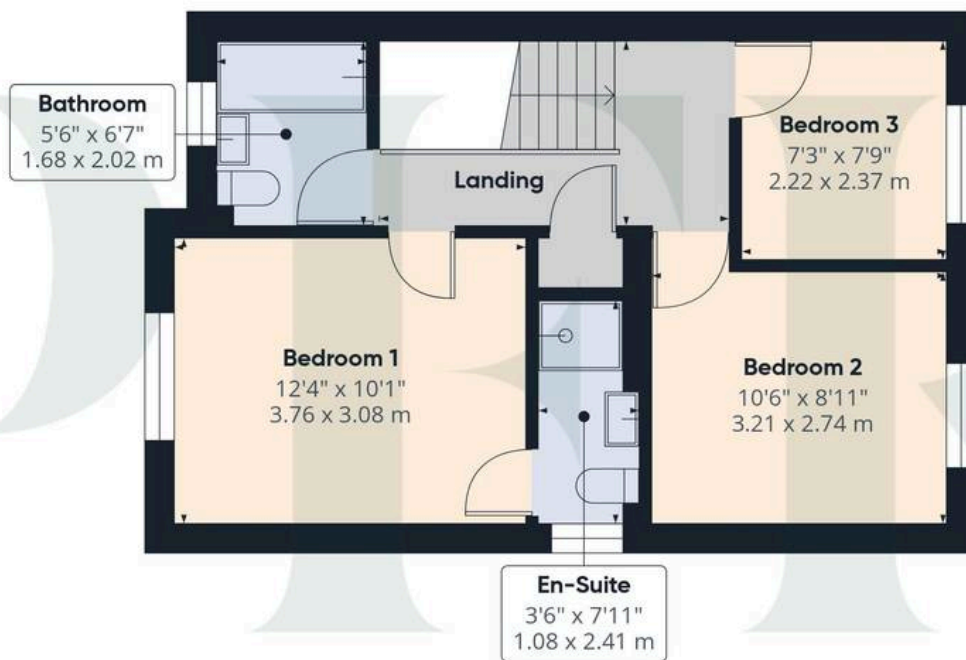
Driveway Parking - 2 cars

Private enclosed rear garden





Floor 0



Floor 1

Approximate total area⁽¹⁾

876 ft²

81.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

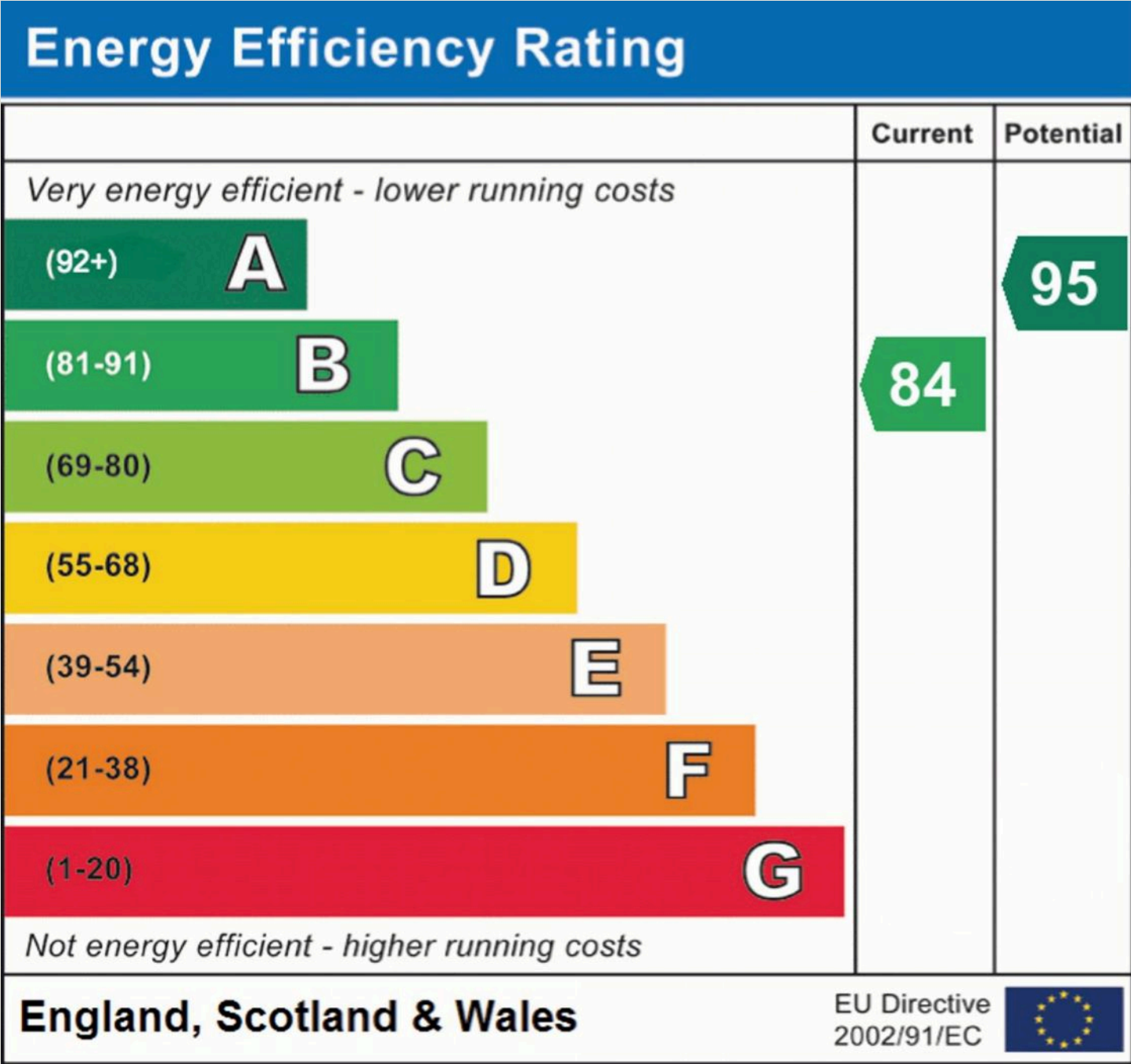
GIRAFFE360

ADDITIONAL INFORMATION

Estate Management Company
Fees TBC

Services
Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments
PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee :
Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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