



## Penrith

£450,000

18 Parklands Way, Penrith, CA11 8SD

Situated at the top of a quiet cul-de-sac within a desirable neighbourhood, this stunning detached home offers the perfect setting for family life. From the moment you arrive, the appealing kerb appeal captures your attention, setting the stage for what lies within - comfort, style and convenience. Catering to all your family needs with easy access to local amenities, schools and transport links close by. Practicality is at the forefront with the inclusion of a utility room and a driveway providing off-street parking with the added benefit of no onward chain.

As you step into the inviting entrance hall, you're greeted by carpeted stairs leading to the upper floor. To your right, French doors open into the spacious living room, a cosy retreat featuring a gas fire that promises to keep you warm during those chilly evenings.

### Quick Overview

5 Bedroom detached house

Modern kitchen/ dining room

Spacious living room

Located in quiet cul-de-sac

Sought after residential area

Bedroom 5/ home office

No onward chain

Garden

Driveway

Ultrafast broadband available

Property Reference: P0450



5



1



1



D



Ultrafast  
broadband  
Available



Drive way



Kitchen

The room is bathed in natural light, courtesy of a double glazed bay window, creating a bright and airy atmosphere while providing views of The Beacon in the distance. Another set of French doors seamlessly connects the living room to the modern kitchen/dining room, boasting sleek, contemporary finishes. The kitchen features an integrated 4 ring electric hob, double ovens and extractor with integrated microwave, dishwasher and fridge/freezer. Circular basin with hot and cold taps. Two double glazed windows and double glazed patio doors open onto the rear aspect. Adjacent to the kitchen is a practical utility room, housing the boiler and ensuring that household chores are kept out of sight and mind. From the utility room, the ground floor boasts a versatile bedroom offering flexibility to suit your lifestyle needs which would be ideal for guests or a home office. Double glazed window to front aspect. There is also a downstairs WC for added convenience.



Kitchen/ Dining Room

As you ascend to the first floor, you'll find 4 beautifully appointed bedrooms, each crafted to provide comfort and versatility. Bedroom 1 is a true sanctuary with fitted wardrobes, mirrored wardrobes and a walk-in wardrobe, ensuring ample storage for your wardrobe essentials. Two double glazed windows to the front aspect allow for natural light to fill the space. The adjoining En-suite adds a touch of luxury, offering a private retreat for relaxation. Bedroom 2 is a generous double room, complete with fitted wardrobes that maximise space and maintain a tidy, serene atmosphere. Double glazed window to rear aspect. Bedroom 3 is a generous single room, also with fitted wardrobes, making it an ideal choice for a child's room. For the little ones, Bedroom 4 serves as a charming cot room, also equipped with fitted wardrobes. This cosy space ensures that even the youngest members of the family have a special place to call their own. Three piece family bathroom comprising of, shower over bath, WC, basin and storage cupboard. Double glazed window to side aspect.



Living Room

As you approach this delightful property, you'll be greeted by its beautifully presented exterior. The front garden showcases a low maintenance aesthetic, featuring a neatly manicured grassed lawn that adds a touch of greenery which is complemented by a spacious driveway, providing ample parking space for you and your guests. The addition of chipped stones introduces an element of texture and contrast, enhancing the overall visual appeal of the frontage. A small, thoughtfully placed tree adds a touch of elegance and natural charm. The rear garden is enclosed by a combination of a wooden fence and mesh fencing, providing both security and a sense of openness. This outdoor space is perfect for family gatherings or quiet relaxation, with a grassed lawn, chipped stones and an array of trees in various sizes. A dedicated patio area provides the ideal spot for al fresco dining or enjoying a morning coffee.



Rear Aspect

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, bus and railway links.

#### Accommodation with approx. dimensions

##### Ground Floor

##### Entrance Hall

##### Kitchen/ Dining Room

27' 7" x 12' 10" (8.41m x 3.91m)



Kitchen/ Dining Room



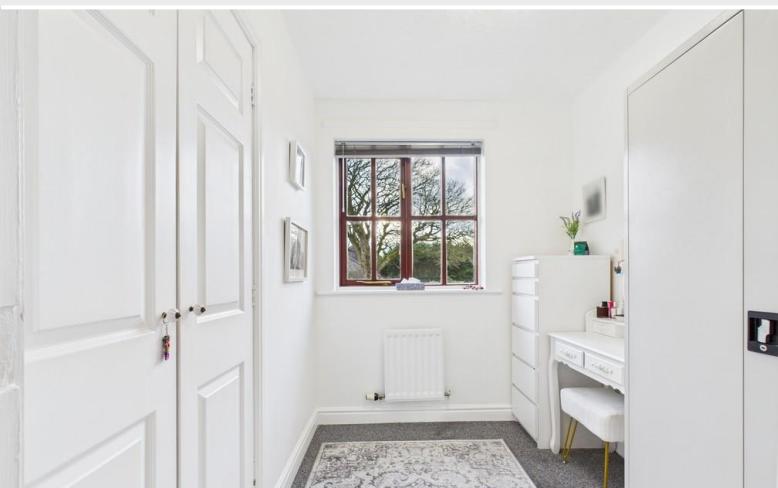
Dining Area



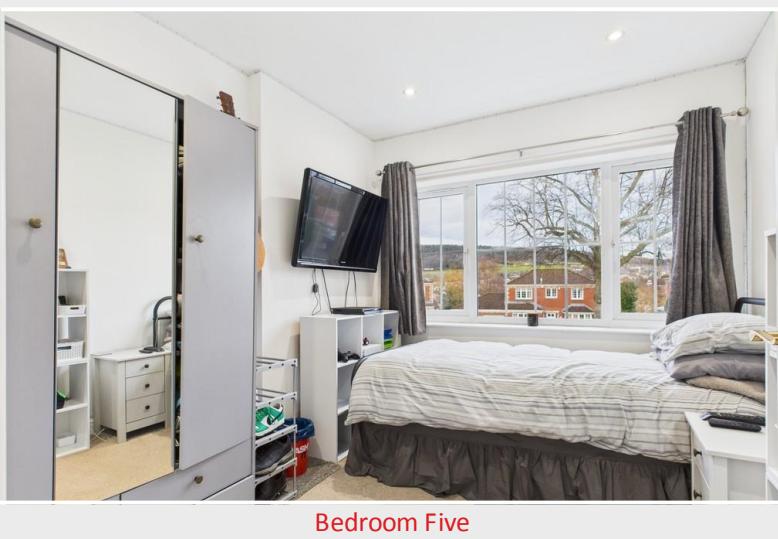
**Bedroom Two**



**Bedroom Three**



**Bedroom Four**



**Bedroom Five**

### **Living Room**

18' 2" x 11' 7" (5.54m x 3.53m)

### **Bedroom Five**

9' 2" x 8' 4" (2.79m x 2.54m)

### **Utility Room**

8' 6" x 6' 5" (2.59m x 1.96m)

### **Downstairs WC**

### **First Floor**

### **Bedroom One**

11' 3" x 10' 9" (3.43m x 3.28m)

### **Walk in Wardrobe**

### **En- suite**

### **Bedroom Two**

10' 2" x 8' 7" (3.1m x 2.62m)

### **Bedroom Three**

9' 8" x 7' 1" (2.95m x 2.16m)

### **Bedroom Four**

7' 0" x 6' 3" (2.13m x 1.91m)

### **Bathroom**

### **Property Information**

### **Tenure**

Freehold (Vacant possession upon completion)

### **Council Tax**

Band E

Westmorland & Furness Council

### **Services & Utilities**

Mains electricity, mains water and mains drainage

### **Energy Performance Certificate**

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

### **Directions**

From Penrith, turn left onto Roper Street and merge onto Carleton Rd/Regional Route 71. Turn left onto Oak Road and drive straight at the mini roundabout. Turn left onto Parklands Way, The property is at the top of the cul-de-sac

### **What3words Location**

///renewals.monopoly.chats

### **Viewings**

Strictly by appointment with Hackney & Leigh

### **Anti-Money Laundering**

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 on the 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



Bathroom



Rear Garden



The Property

Request a Viewing Online or Call 01768 593593

# Penrith Sales Team

## Jill Connor

Branch Manager & Property Valuer  
01768 593593

jillconnon@hackney-leigh.co.uk



## Sarah Beales

Sales Negotiator  
01768 593593

penrithsales@hackney-leigh.co.uk

## Emily Grundy

Sales Negotiator  
01768 593593

penrithsales@hackney-leigh.co.uk



## Steve Hodgson

Viewing Team  
01768 593593

penrithsales@hackney-leigh.co.uk



## Helen Holt

Viewing Team  
01768 593593

penrithsales@hackney-leigh.co.uk



### Penrith Office:

Hackney & Leigh Ltd  
6-8 Corn Market  
Penrith  
Cumbria  
CA11 7DA  
Tel: 01768 593593

### 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



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



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

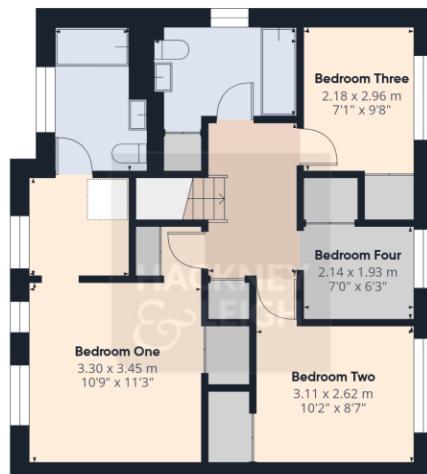
**Hackney & Leigh Ltd** 6-8 Cornmarket, Penrith, Cumbria, CA11 7DA | Email: [penrithsales@hackney-leigh.co.uk](mailto:penrithsales@hackney-leigh.co.uk)



Approximate total area<sup>(1)</sup>

121.4 m<sup>2</sup>

1307 ft<sup>2</sup>



(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.

GIRAFFE 360



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 22/01/2026.

**Request a Viewing Online or Call 01768 593593**