



**3 Macadam Gardens, Penrith, CA11 9HS**

Guide Price **£295,000**

**PEK**

## 3 Macadam Gardens

### The Property:

Situated in a quiet cul-de-sac within this very popular residential area, and within walking distance of the town centre, local primary school and transport links to the north, this detached four bedroom family home is offered to the market with no onward chain.

The property is ideally suited to a young or growing family and is located in this always sought after area to the north of Penrith, with easy access to local amenities, transport links and the town centre. It represents an excellent opportunity to acquire a well proportioned and popular style of modern detached home.

Accommodation briefly comprises entrance hall, lounge, which flows through to the dining area and then into a sunroom with external access to the rear garden. There is also a modern grey painted kitchen, which leads to a side entrance hall, giving further access to the cloakroom/WC and the integral garage.

To the first floor there are four bedrooms, with the principal bedroom benefitting from a modern ensuite shower room. In addition, there is a family bathroom.

Externally, the property enjoys an excellent, fully enclosed rear garden with patio, lawn and decked areas, making it ideal for children and pets. To the front, the driveway provides parking for several vehicles.

Sure to attract strong interest, early viewing is strongly advised.





## 3 Macadam Gardens

### Location & directions:

Macadam Way stands at the head of the Voreda Park development, a popular and conveniently situated residential estate in a sought after area of the town. Penrith caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, bus and railway stations, Castle and park and a good selection of sports/leisure facilities. For those wishing to commute the M6 is easily accessible at Junctions 40 or 41. The Lake District National Park is also within easy driving distance.

### Directions

The property can easily be found on Macadam Way, under postcode CA11 9HS and it is number 3, otherwise by using what3words location [///opposing.transit.distorts](https://www.what3words.com/#!/opposing.transit.distorts)



- **Quiet cul-de-sac in Penrith**
- **No onward chain**
- **Four bedrooms, ensuite**
- **Lounge, dining & sunroom**
- **Driveway for 2/3 vehicles**
- **Council Tax: Band D**
- **EPC Rating TBC**

## ACCOMODATION

### Entrance Hall

3' 9" x 4' 0" (1.15m x 1.23m)

### Lounge/Dining Room

23' 0" x 10' 4" (7.00m x 3.15m)

A room spanning a good length of the house, featuring a gas fire set on a black hearth with surround and wooden mantel. Grey laminate flooring, window to the front, door to the kitchen, and doors leading into the sun room.

### Sun Room

8' 2" x 7' 1" (2.50m x 2.17m)

Currently used as a further reception room and home gym, with a door to the side leading out to the patio.

### Kitchen

9' 3" x 9' 4" (2.83m x 2.84m)

Wooden kitchen painted in a grey colourway, featuring chrome hardware, with contrasting work surfaces. A 1.5 stainless steel sink with drainer sits beneath a window overlooking the garden. Tiled effect flooring, built-in fridge freezer, gas cooker with five burner hob and extractor above, dishwasher, and Metro tiled splashbacks. Door into the side hall.

### Side Hall

5' 1" x 4' 10" (1.55m x 1.47m)

With doors to WC, garage, and external.

### Cloakroom/WC

3' 9" x 4' 11" (1.14m x 1.50m)

With an obscured window to the rear, WC and wash hand basin.

### FIRST FLOOR LANDING

6' 2" x 9' 0" (1.89m x 2.75m)

With doors to all rooms and loft hatch.



### Bedroom 1

10' 4" x 8' 8" (3.16m x 2.64m)

A double room with built-in wardrobes and window to front, with door to ensuite.

### Ensuite Shower Room

3' 3" x 5' 5" (1.00m x 1.65m)

Modern shower room comprising a shower cubicle, WC, and sink with cupboards below. Fully tiled and fitted with an extractor fan.

### Bedroom 2

8' 6" x 9' 10" (2.59m x 3.00m)

Double room with fitted wardrobes with window to the front and room for dressing table.

### Bedroom 3

9' 6" x 6' 9" (2.89m x 2.05m)

Double bedroom with window to rear.

### Bedroom 4

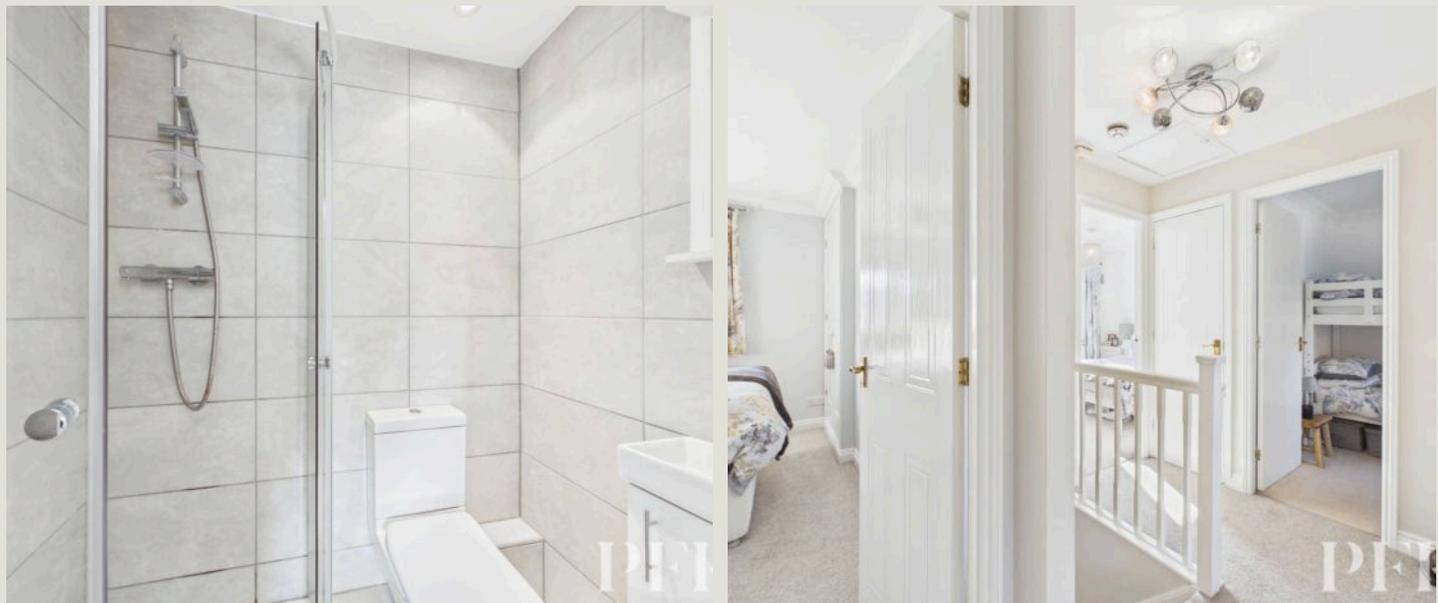
6' 7" x 8' 7" (2.00m x 2.62m)

Double bedroom with window to rear. Currently used as an office space.

### Family Bathroom

5' 6" x 6' 4" (1.67m x 1.94m)

Modern bathroom with an obscured window to the rear, WC, wash hand basin, mirrored cabinet and bath with shower attachment over. Fully tiled, with a heated towel rail.





EXTERNALLY

**Garden**

The property enjoys an excellent, fully enclosed rear garden with patio, lawn and decked areas, making it ideal for children and pets.

**Garage**

Single Garage

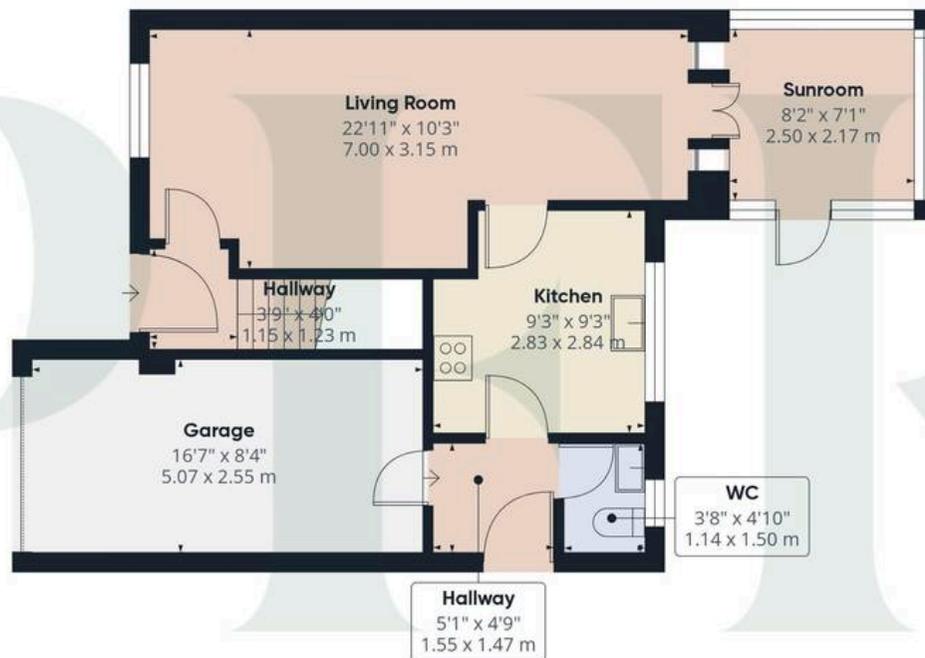
With power and lighting and up and over door.

**Driveway**

3 Parking Spaces.



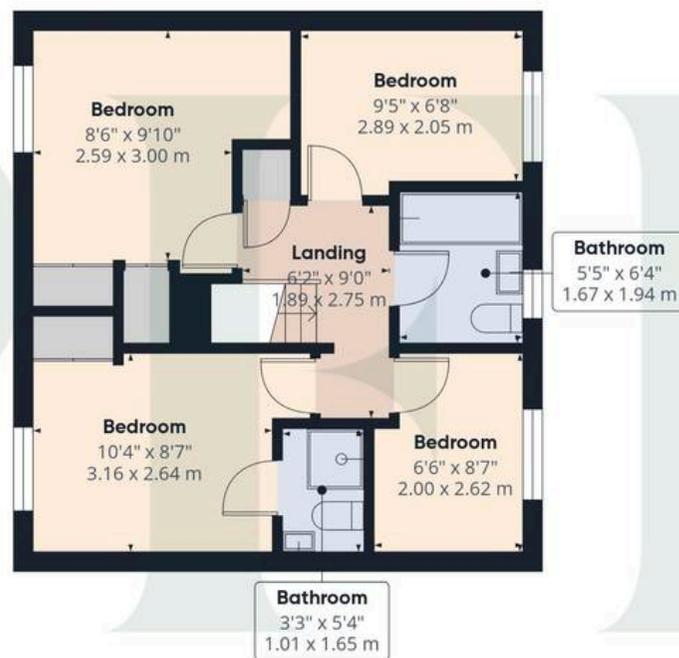




Floor 0

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

1005 ft<sup>2</sup>  
93.4 m<sup>2</sup>



Floor 1



(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.

## ADDITIONAL INFORMATION

### Services

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed with BT regulations. Please note – the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

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- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





## PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

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