



48 Carleton Drive, Penrith, CA11 8JR

Guide Price £275,000

PFK

48 Carleton Drive

The Property:

A well presented and spacious semi detached family home, ideally situated in a popular residential area of Penrith. The property offers versatile living accommodation, attractive bay windows and a particularly impressive tiered rear garden.

The property is entered via an **entrance hall**, which provides useful storage and access to the main living accommodation. To the front is a generous reception room, currently utilised as a **playroom**, featuring a lovely bay window which allows plenty of natural light into the room. To the rear is a comfortable **lounge**, again well proportioned and featuring a charming wood burning stove, creating a warm and welcoming focal point.

The **well appointed kitchen** provides a good range of storage and workspace and opens through into a useful, spacious **utility area**. The utility has a side door providing convenient direct access to the rear garden.

To the first floor are **two good sized double bedrooms**, both benefiting from attractive bay windows and ample space for wardrobes and additional bedroom furniture. There is also a **third single bedroom**, making the property ideal for families or those requiring a home office or dressing room. Completing the first floor is a **modern shower room**.



48 Carleton Drive

The property continued:

Externally, the property benefits from **driveway parking and a front lawn**. To the rear is a fantastic **large terraced garden**, providing several distinct areas ideal for entertaining, relaxing and family use. The upper terrace features a good sized patio with railings, while the second terrace is laid with low maintenance artificial grass. The lower terrace provides a further generous lawned area together with a useful garden shed.

Overall, 48 Carleton Drive offers spacious and versatile family accommodation, combined with excellent outdoor space and convenient driveway parking, making it an appealing home in a sought after area of Penrith.





48 Carleton Drive

Location & Directions:

Carleton Drive is a popular residential area of Penrith, conveniently positioned for access to the town centre and its excellent range of shops, cafés, restaurants and everyday amenities. Penrith also offers excellent transport links, with easy access to the M6, A66 and railway station. The area is well placed for access to local schools, parks and the surrounding Cumbrian countryside.

Directions

48 Carleton Drive can be located by using the postcode CA11 8JR or by using What3Words: [///rewrites.otherwise.veal](https://www.what3words.com/rewrites/otherwise/veal)

- 3 bed semi detached
- Driveway parking
- Large garden
- Town centre location
- EPC rating D
- Council Tax: Band C
- Tenure: Freehold



ACCOMMODATION

Hallway

15' 9" x 5' 10" (4.80m x 1.77m)

Dining Room

11' 11" x 11' 8" (3.63m x 3.56m)

Living Room

13' 6" x 11' 9" (4.11m x 3.59m)

Kitchen

11' 3" x 8' 7" (3.42m x 2.62m)

Utility Room

15' 4" x 7' 2" (4.68m x 2.18m)

Bedroom 1

14' 0" x 11' 2" (4.26m x 3.40m)

Bedroom 2

12' 1" x 11' 1" (3.69m x 3.39m)

Bedroom 3

7' 10" x 6' 10" (2.40m x 2.08m)

Shower Room

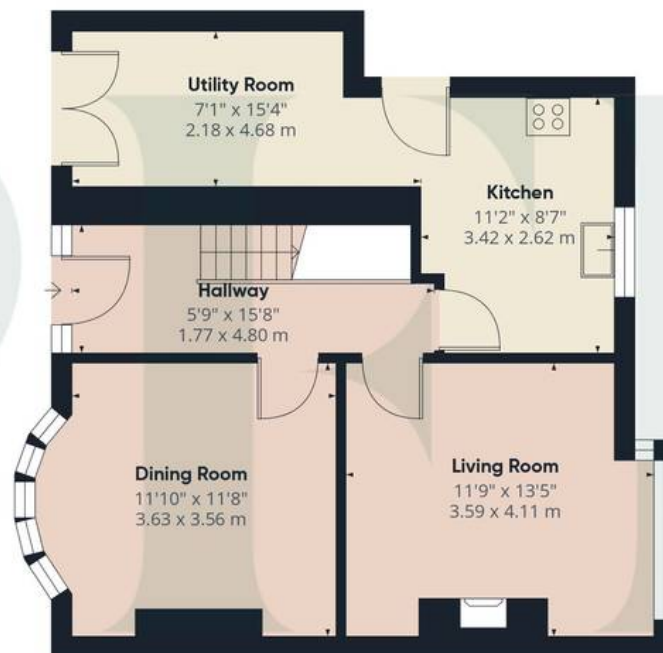
6' 8" x 5' 11" (2.03m x 1.81m)

EXTERNALLY

Driveway parking for 1 car with on street parking also available. Front garden laid to lawn. The rear garden is terraced with; a large patio, area laid with artificial grass and further lawn with a shed.







Floor 0

Approximate total area⁽¹⁾

1005 ft²

93.4 m²



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.

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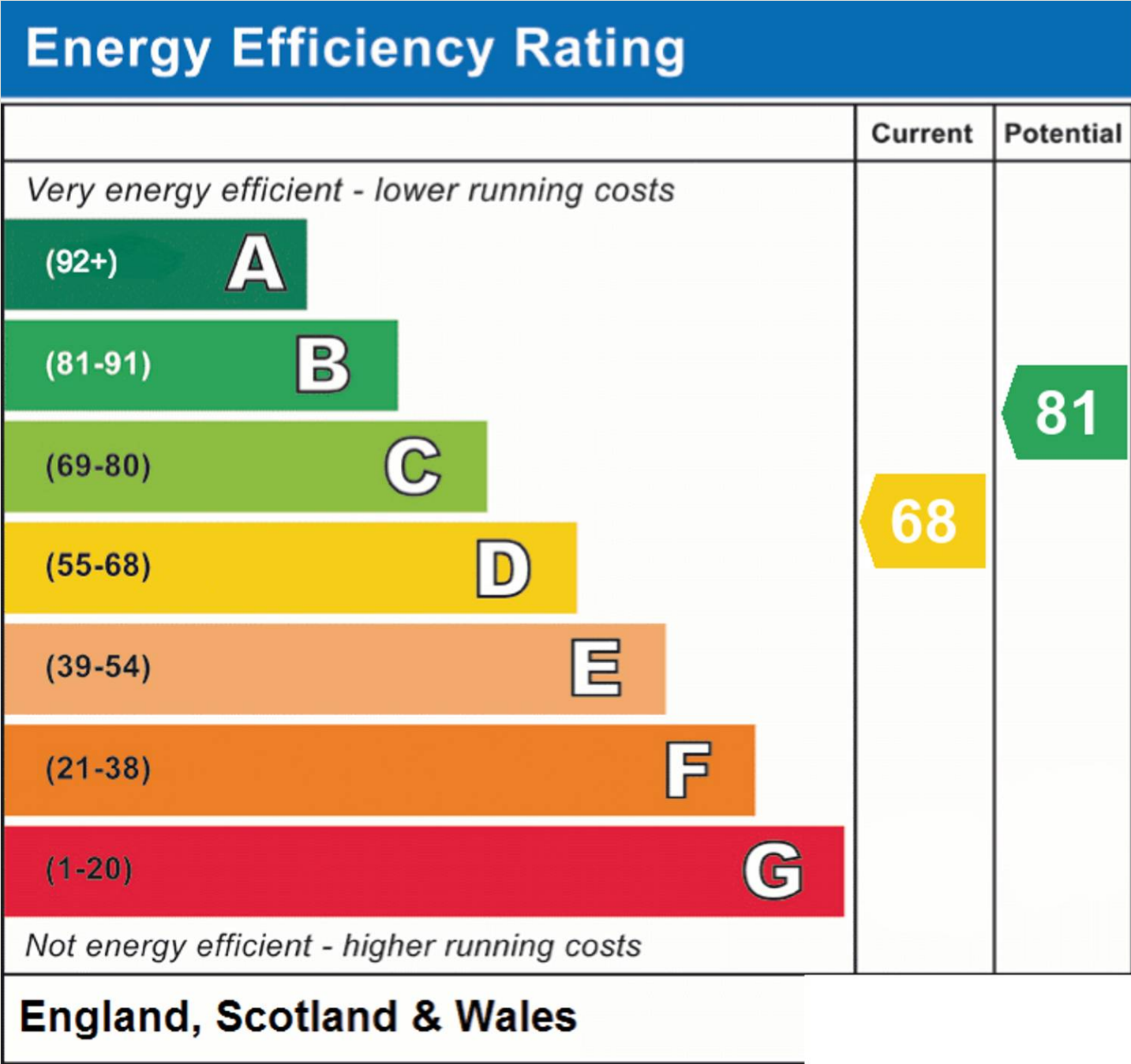
ADDITIONAL INFORMATION

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

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.





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