



30 Parklands Way, Penrith, CA11 8SD

Guide price £395,000





30 Parklands Way

Penrith, CA11 8SD

- Detached three-bedroom family home in a sought-after residential location.
- Well-appointed fitted kitchen with adjoining utility room.
- Convenient ground floor WC.
- Two further well-proportioned bedrooms served by a family bathroom.
- Enclosed rear garden with lawn and patio, ideal for outdoor entertaining and family life.
- Spacious dual-aspect lounge with feature fireplace and French doors opening onto the rear garden
- Separate study, ideal for home working or a playroom.
- Principal bedroom with fitted wardrobes and en-suite shower room.
- Integral garage with driveway providing off-road parking.
- Conveniently located for Penrith town centre, excellent transport links, and the Lake District National Park.

30 Parklands Way is a well-presented three-bedroom detached family home, occupying a pleasant position within the sought-after Parklands Way development in Penrith. Offering approximately 111 sq m (1,191 sq ft) of internal accommodation, the property provides spacious and versatile living space, including a generous lounge, kitchen, separate study, utility room, integral garage and a principal bedroom with en-suite. Outside, there is driveway parking, an enclosed rear garden and attractive front gardens, making this an ideal home for families and professionals alike.

Directions

What3words location: [///staining.voucher.simulator](https://www.what3words.com/staining.voucher.simulator)



GROUND FLOOR

The accommodation is entered via a welcoming hallway with staircase to the first floor and a convenient cloakroom/WC. The spacious lounge extends the full depth of the property, providing an excellent reception space with a feature fireplace and bay window to the front, allowing plenty of natural light. To the rear, the fitted kitchen offers a good range of wall and base units with ample worktop space and room for everyday dining. A useful utility room provides additional storage and laundry facilities with external access. The study offers an ideal home office or playroom, while the integral garage can be accessed internally from the utility.

Lounge	10'7" x 18'11" (3.23 x 5.78)
Hallway	
Kitchen	9'9" x 11'5" (2.99 x 3.50)
Study	9'10" x 9'3" (3.01 x 2.82)
Utility	8'6" x 5'10" (2.60 x 1.79)



W.C

Garage

8'9" x 14'9" (2.67 x 4.52)

FIRST FLOOR

The first floor comprises three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room. Bedrooms two and three are both comfortable doubles/single bedrooms, ideal for family members or guests. A family bathroom serves the remaining bedrooms and includes a bath with shower over, wash hand basin and WC.

Principal Bedroom

9'2" x 11'7" (2.80 x 3.55)

Principal Ensuite

10'2" x 4'7" (3.10 x 1.41)

Bedroom Two

10'3" x 9'4" (3.13 x 2.87)

Bedroom Three

10'9" x 6'11" (3.28 x 2.13)

Bathroom

7'6" x 6'3" (2.30 x 1.91)

Outside

To the front of the property, a driveway provides off-road parking and leads to the integral garage, with a lawned garden creating an attractive approach. Gated side access leads to the generous enclosed rear garden, offering a safe and private outdoor space with lawn and patio areas, ideal for outdoor dining, entertaining and family enjoyment.

Location

Parklands Way is a popular residential development situated on the outskirts of Penrith, offering easy access to the town centre and a wide range of local amenities including supermarkets, schools, leisure facilities, cafés and restaurants. Penrith benefits from excellent transport connections via Junction 40 of the M6 and the West Coast Main Line railway station, making it well placed for commuting throughout Cumbria and beyond. The nearby Lake District National Park and Eden Valley also provide an abundance of walking, cycling and outdoor recreational opportunities.

Services

The property is serviced. by mains water, drainage, electricity and gas with gas central heating and hot water tank.

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Anti-Money Laundering (AML) Checks;

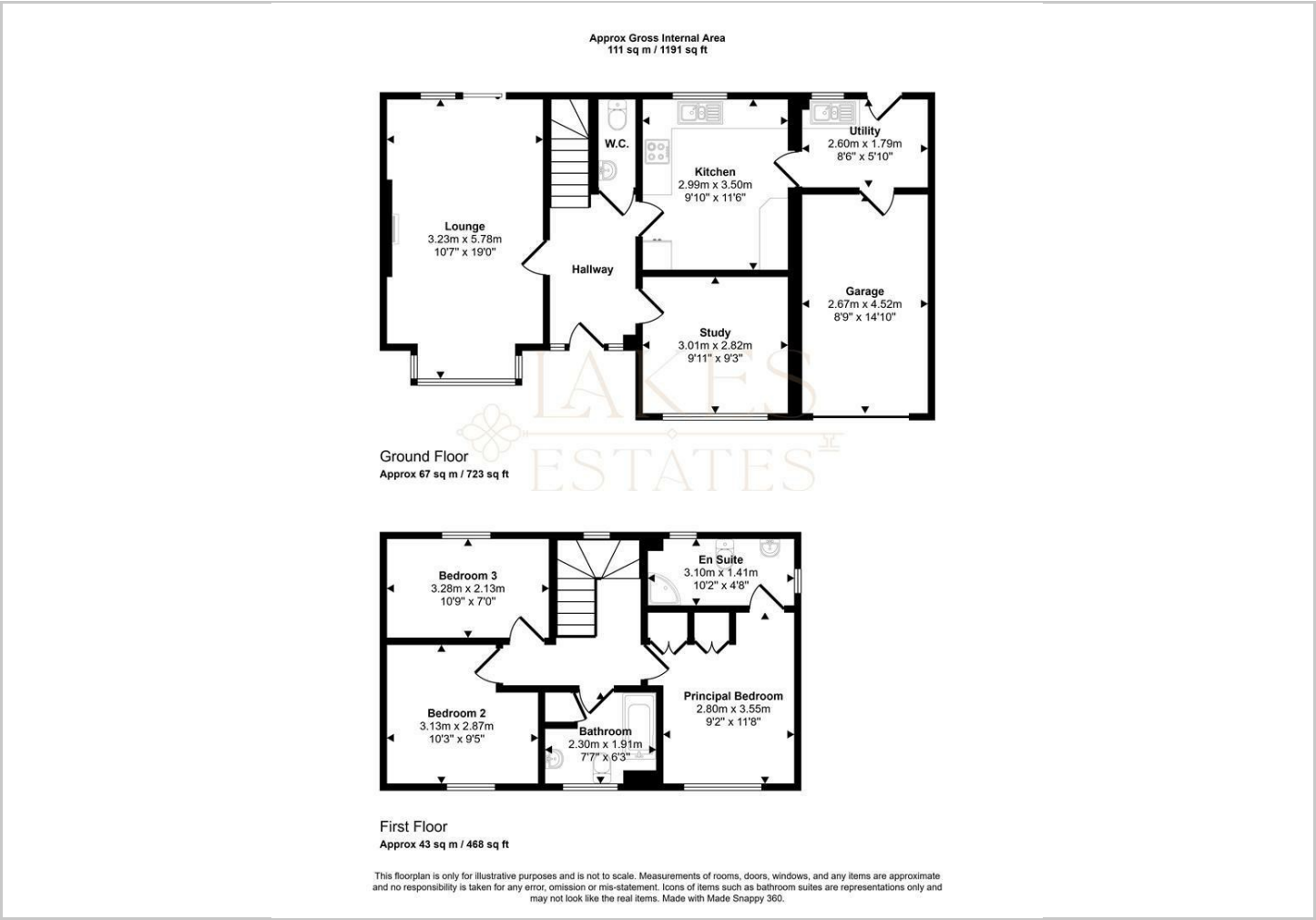
When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.

Floor Plans



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Penrith,
Tel: 01768 639300 Email: office@lakesestates.co.uk <https://www.lakesestates.co.uk>

Location Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	