



18 Primrose Drive, Penrith, CA11 8FA

Guide price £285,000



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18 Primrose Drive

Penrith, CA11 8FA

- Stylish three-bedroom semi-detached family home on the popular Woodberry Heights development
- Newly installed KarnDean herringbone flooring throughout the entire ground floor
- Spacious lounge overlooking the green to the front of the property
- Private driveway with no permit required and a single garage with power and lighting
- Excellent location — short walk to Penrith town centre, close to schools, M6 J40 and the Lake District
- Well-planned accommodation across two floors
- Impressive kitchen diner with French doors opening onto the rear garden
- Principal bedroom with en-suite shower room with two further well-proportioned bedrooms and a family bathroom
- Enclosed, well-maintained rear garden with patio area and gated side access

A modern and beautifully presented three-bedroom family home set within the popular Woodberry Heights development in Penrith. Extending to approximately 106 sq m / 1,137 sq ft of well-planned accommodation across two floors, the property has been thoughtfully updated by the current owners and is presented in genuine turn-key condition. A fresh, contemporary interior scheme is complemented by the recently installed KarnDean herringbone flooring throughout the ground floor, creating a stylish and cohesive feel from the moment you enter. The open-plan kitchen diner is the real heart of the home, while the lounge, three bedrooms and two bathrooms all provide comfortable, well-proportioned family living. Private driveway parking, a single garage and an enclosed rear garden complete an impressive package.

Directions

From the M6 at Junction 40 proceed East on the A66 towards Kemplay Bank Roundabout. At Kemplay Bank take the second exit onto the A686 towards Langwathby. Turn left onto Carleton Hill Road and follow the road onto Primrose Drive. Number 18 is on the right-hand side overlooking the green.

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GROUND FLOOR

The ground floor makes an excellent first impression, opening into a welcoming entrance hall with downstairs WC. The generous lounge (3.88m x 3.79m / 12'9" x 12'5") overlooks the green to the front and provides a comfortable, well-proportioned family living space. The standout room is undoubtedly the large kitchen diner (5.46m x 2.78m / 17'11" x 9'1"), a superb open space finished with striking KarnDean herringbone flooring, with French doors opening to the garden — ideal for family life and entertaining alike. A practical utility room (2.46m x 1.62m / 8'1" x 5'4") sits off the kitchen, providing space for white goods and direct access through to the garage.

Lounge 12'8" x 12'5" (3.88 x 3.79)

Kitchen Diner 17'10" x 9'1" (5.46 x 2.78)

WC

Entrance Hall

Utility 8'0" x 5'3" (2.46 x 1.62)

Garage 9'3" x 18'1" (2.84 x 5.53)

FIRST FLOOR

The first floor offers three well-proportioned bedrooms and two bathrooms. The principal bedroom (3.47m x 3.25m / 11'5" x 10'8") is a generous, light-filled room benefiting from its own private en-suite shower room (1.78m x 1.84m / 5'10" x 6'0"). Bedroom two (2.86m x 2.89m / 9'5" x 9'6") is a comfortable double with views over the rear garden, while bedroom three (2.52m x 2.84m / 8'3" x 9'4") is a versatile room equally suited as a single bedroom, home study or dressing room. The family bathroom (1.70m x 2.11m / 5'7" x 6'11") serves the remaining bedrooms.

Landing

Principal Bedroom 11'4" x 10'7" (3.47 x 3.25)

Principal Ensuite 5'10" x 6'0" (1.78 x 1.84)

Bedroom Two 9'4" x 9'5" (2.86 x 2.89)

Bedroom Three 8'3" x 9'3" (2.52 x 2.84)

Bathroom 5'6" x 6'11" (1.70 x 2.11)



Outside

To the rear, the property enjoys a well-maintained, turfed garden with a pathway leading down to a patio area — ideal for outdoor dining and relaxing. A gated side access provides a convenient route through to the private driveway and single garage (2.84m x 5.53m / 9'4" x 18'2"), which benefits from power and lighting. The driveway provides off-road parking with no permit requirements, and a passageway gives easy access back to the front of the property.

Location

18 Primrose Drive occupies a prime position within the well-regarded Woodberry Heights development, overlooking an attractive green and within easy reach of everything Penrith has to offer. The town centre, with its range of shops, restaurants, cafés and leisure facilities, is just a short walk away, as are well-regarded local schools and everyday amenities. For commuters, Junction 40 of the M6 is conveniently close, with the A66 providing onward connections across Cumbria and beyond. The Lake District National Park is just a short drive away, making this an ideal base for those who want the best of both town convenience and outstanding natural surroundings.

Services

Mains electricity, gas, water and drainage are all connected to the property. Fibre optic broadband is available. No permit is required for the private driveway parking.

Please Note

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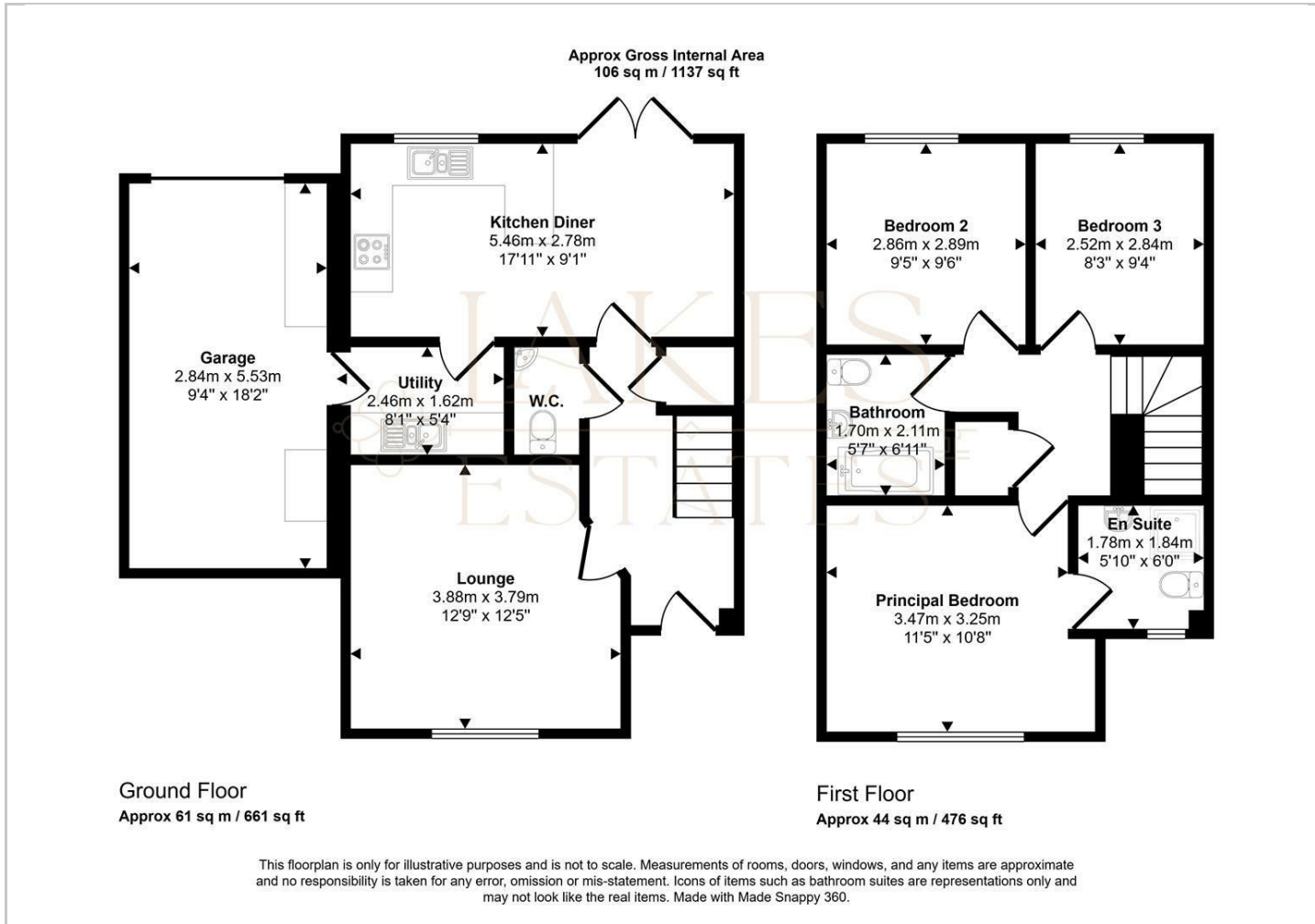
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Company purchase: £120 (inc. VAT)

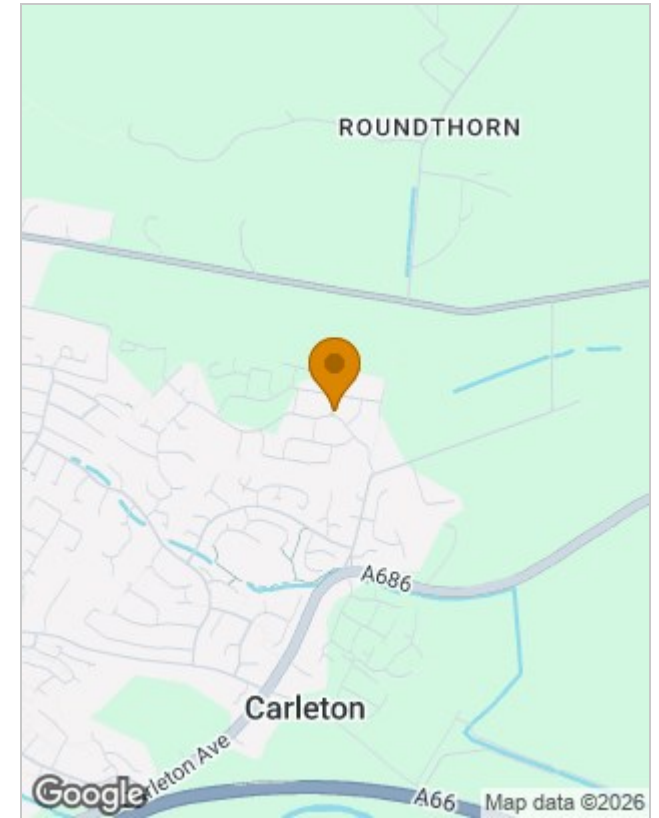
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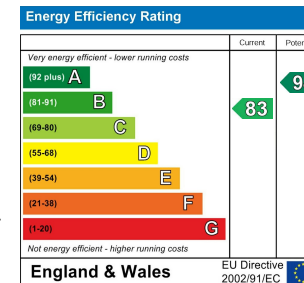
Floor Plans



Location Map



Energy Performance Graph



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.

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