

Cumbrian Properties

7 The Willows, Durdar



Price Region £375,000

EPC-C

Detached property | Sought after location
1 reception room | 4 bedrooms | 2 bathrooms
Front and rear gardens | Driveway and garage

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This well presented four-bedroom detached property, located on the peaceful southern outskirts of Carlisle, showcases a practical and refined atmosphere throughout. The home is decorated in soft, neutral tones, creating a bright and airy feel. The spacious accommodation is both double glazed and gas central heated, ensuring warmth and cosy feel throughout. Upon entering, the welcoming entrance hall leads to a generously proportioned lounge. Sunlight streams through the large French doors, which open directly onto a private, well-maintained mature rear garden. The lounge offers a seamless blend of indoor and outdoor living, perfect for relaxation or entertaining. Adjacent to the lounge is a formal dining room, ideal for family meals or hosting guests. The fitted kitchen is functional, complete with ample cabinetry and worktop space, making it the heart of the home. Nearby, a practical utility room provides extra storage and laundry facilities, while the downstairs cloakroom adds convenience. Moving to the first floor, you'll find four generously sized bedrooms. The master bedroom benefits from a private en-suite bathroom, enhancing the sense of luxury and comfort. The family bathroom is fitted with a stylish four-piece suite, catering to both relaxation and practicality. The rear garden is a mature and tranquil space, featuring a neat lawn, a block-paved patio for outdoor seating or dining, and well-kept floral borders that add a touch of colour and charm. With gated access along both sides of the property, the front of the house offers additional appeal. A block-paved driveway provides ample parking space and leads to a double garage. The lawned front garden enhances the home's curb appeal, with its manicured look and inviting ambiance. With its abundance of space and thoughtful layout, this property is the ideal family home. Situated conveniently near Junction 42 and close to public transport links, it combines suburban peace with ease of access to the city. The home is being sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into vestibule

VESTIBULE Full length double glazed frosted windows to the front, coving to ceiling and door to entrance hall.

ENTRANCE HALL (15'2 x 6') Wooden flooring, radiator, staircase to the first floor, coving to ceiling, understairs storage cupboard and doors to lounge, dining room and kitchen.



ENTRANCE HALL

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LOUNGE (24' x 13') Double glazed bay window to the front, two radiators, gas fire with fireplace, coving to ceiling, double glazed windows and French doors to the rear garden.



LOUNGE

DINING ROOM (13' x 12'8) Double glazed windows to the front, radiator, coving to ceiling and door to kitchen.



DINING ROOM

KITCHEN (13'9 x 13') Fitted kitchen incorporating a 1.5 bowl sink with drainer and mixer tap, tiled splashbacks, plumbing for dishwasher and free standing oven and grill with four burner hob and overhead extractor. Radiator, wooden flooring, double glazed windows to the rear, coving to ceiling and door to utility room.



KITCHEN

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KITCHEN

UTILITY ROOM (12'4 x 5'7) Fitted worksurfaces and cupboards, sink with drainer and mixer tap, plumbing for washing machine and space for tumble dryer. Tile effect vinyl flooring, radiator, loft access and door to cloakroom.



UTILITY ROOM

CLOAKROOM (6' x 4'6) WC, wash hand basin, tiled splashbacks, radiator, tile effect vinyl flooring and double glazed frosted window to the rear.

DOUBLE GARAGE (18' x 16'4) With up and over door, houses the electric consumer box and gas boiler. Water tap, lighting and power.

FIRST FLOOR Half landing with double glazed window to the rear. Landing with doors to bedrooms and family bathroom. Loft access and shelved storage cupboard housing the hot water tank.

BEDROOM 1 (17' x 13') Double glazed window to the front, radiator and door to en-suite shower room.

EN-SUITE SHOWER ROOM (9'7 x 5'6) Four piece suite comprising WC, bidet, wash hand basin and walk-in shower unit. Radiator, part tiled walls, wood effect vinyl flooring and double glazed frosted window to the rear.

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BEDROOM 1 WITH EN-SUITE

BEDROOM 2 (14' x 9'6) Double glazed window to the front and radiator.



BEDROOM 2

BEDROOM 3 (9'10 x 9'8) Double glazed window to the front and radiator.



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BEDROOM 4 (13' x 7'5) Double glazed window to the rear and radiator.



BEDROOM 4

FAMILY BATHROOM (10'2 x 7') Four piece suite comprising WC, wash hand basin, panelled bath and walk-in shower unit. Radiator, part tiled walls and double glazed frosted window to the rear.



FAMILY BATHROOM

OUTSIDE To the front of the property there is a block paved driveway and lawned area with shillied borders housing some bushes and shrubs. Fence enclosed mature rear garden with lawned area, floral borders with bushes, trees and shrubs. Flagstone patio seating area, shillied borders and gated access down both sides of the property.



FRONT GARDEN

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REAR GARDEN

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band F

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