

# Cumbrian Properties

## 3 Parkland Drive, Carlisle



**Price Region £380,000**

**EPC-C**

Detached house | Popular location  
2 receptions | 4 double bedrooms | 2 bathrooms  
Private garden | Double driveway and garage



## 2/ 3 PARKLAND DRIVE, CARLISLE

Situated on the popular Parkland Drive estate, this impressive four double bedroom, two bathroom, two reception room family home has plenty of living space for the growing family plus a private lawned rear garden, double driveway and garage. The property is tastefully decorated throughout and comprises welcoming entrance hall with ground floor cloakroom, lounge with gas fire, sitting room with French doors leading out to the rear garden and a 22' dining kitchen with integrated appliances, French doors to the rear garden and a separate utility room providing excellent storage and access to the garage. To the first floor there is a galleried landing with Velux window providing plenty of natural light, leading to four double bedrooms with fitted wardrobes and en-suite to the master and a sleek and stylish four piece family bathroom. Externally, the front of the property provides plenty of parking on the double block paved driveway leading to the garage whilst the rear of the property provides a private lawned garden with patio seating area. Parklands Drive is a popular area to the South East of Carlisle in close proximity to local shops and schools with excellent transport links to the city centre and Junction 42 of the M6.

The accommodation with approximate measurements briefly comprises:

**Entry through composite front door into the spacious entrance hall.**

**ENTRANCE HALL** Doors to the lounge, dining kitchen, ground floor cloakroom, understairs storage, staircase to the first floor, radiator and Karndean flooring.



ENTRANCE HALL

**GROUND FLOOR CLOAKROOM** Two piece suite comprising wash hand basin and WC. Partially tiled walls, radiator and Karndean flooring.

**LOUNGE (16'3 x 13'3 max)** Double glazed window to the front, coal effect gas fire, radiator, coving to the ceiling, natural oak flooring & double doors leading to the sitting room.



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**SITTING ROOM (12' x 11)** Double glazed French doors with electronic blinds leading out to the rear garden, radiator, coving to the ceiling and natural oak flooring.



SITING ROOM

**DINING KITCHEN (22' x 11'5 max)** Thwaites homes kitchen incorporating electric oven & grill with five burner gas hob with extractor hood above, integrated dishwasher, 1.5 bowl sink unit with mixer tap, wood effect worksurfaces, undercounter lighting, tiled splashbacks & breakfast bar. Space for table & chairs, built-in storage cupboard, plumbing for washing machine, two radiators, tile effect flooring, ceiling spotlights, double glazed window to the rear, double glazed French doors to the rear garden and door leading to the utility.



DINING KITCHEN

**UTILITY ROOM (10' x 8')** Storage wall & base units, tile effect flooring, ceiling spotlights and door to the garage.



UTILITY ROOM



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**GARAGE (10'4 x 8'3)** Power and lighting.

### **FIRST FLOOR**

**LANDING** Doors to all bedrooms & bathroom, airing cupboard housing the boiler, double glazed Velux window, coving to ceiling & access to the partially boarded **LOFT**.



FIRST FLOOR LANDING

**MASTER BEDROOM (19'5 max x 10'8 max)** Range of fitted bedroom furniture, double glazed window to the front with electronic blinds, radiator and door to the en-suite.



MASTER BEDROOM

**MASTER EN-SUITE (10'8 x 4'4)** Three piece suite comprising double shower cubicle with waterfall showerhead, wash hand basin and WC. Tiled splashbacks, panelled ceiling with spotlights, frosted glazed window, radiator and tile effect flooring.



MASTER EN-SUITE

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**BEDROOM 2 (13' max x 12'3 max)** Double glazed window to the rear and radiator.



BEDROOM 2

**BEDROOM 3 (13'3 x 10'4)** Double glazed window to the front with electronic blinds and radiator.



BEDROOM 3

**BATHROOM (9' x 7')** Four piece suite comprising shower cubicle with waterfall showerhead, panelled bath, vanity unit wash hand basin and WC with concealed cistern. Fully tiled walls, panelled ceiling with spotlights, frosted glazed window, heated towel rail and tile effect flooring.



BATHROOM



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**BEDROOM 4 (11'9 max x 8'9 max)** Double glazed window to the rear and radiator.



BEDROOM 4

**OUTSIDE** To the rear of the property is a generous lawned garden with raised beds, patio seating area, outside water supply, outdoor lighting and gate providing access to the front of the property. To the front is a block paved driveway and garage providing off-street parking for two-three vehicles.



REAR GARDEN

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band E.

**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 Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

