

# Cumbrian Properties

15 Raisbeck Close, Carlisle



**Price Region £290,000**

**EPC-B**

Detached house | Sought after area  
1 reception room | 4 bedrooms | 2 bathroom  
Generous gardens | Parking for 4 cars

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## 2/ 15 RAISBECK CLOSE, TARRABY VIEW, CARLISLE

This fantastic four double bedroom, two bathroom detached family home is situated on a quiet no-through road on the popular Tarraby View. The property offers plenty of living space, spacious bedrooms, parking for 4 cars as well as a garage and generous gardens. The accommodation comprises of entrance hall, lounge with contemporary electric fire and double doors leading through to a generous dining kitchen with integrated appliances, built in pantry and French doors leading to the rear garden.

There is also a separate utility, cloakroom and handy access into the garage.

To the first floor there are four double bedrooms, en-suite shower room to the master, and a three piece family bathroom. Externally the property has plenty of off street parking and safe secure generous gardens providing plenty of space for outdoor entertaining or childrens' play areas. Located in a popular location to the north of the city, within close proximity to local shops, schools, supermarkets and bus stops and with good access to J44 of the M6.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into entrance hall

**ENTRANCE HALL** Door to lounge, staircase to the first floor, radiator and wood effect flooring.



ENTRANCE HALL

**LOUNGE (15'8 x 11')** Contemporary electric fire, double glazed window to the front, radiator and double doors opening into the dining kitchen.



LOUNGE

**DINING KITCHEN (18'5 x 10'3)** Fitted kitchen incorporating an electric oven and four burner hob with extractor hood above, a 1.5 bowl stainless steel sink unit, breakfast bar, under counter lighting and integrated dishwasher, fridge and freezer. Built in pantry, ceiling spotlights, radiator, wood effect flooring, double glazed window to rear, door to utility and double glazed French doors leading out to the rear garden.



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DINING KITCHEN

**UTILITY (7' x 5')** Plumbing and space for washing machine and tumble dryer, cupboard housing the Ideal combi boiler, doors to cloakroom and garage, wood effect flooring, radiator, ceiling spotlights and composite door leading to the side of the property.

**CLOAKROOM** Two piece suite comprising of wash hand basin and WC. Double glazed frosted window, ceiling spotlights, wood effect flooring and radiator.



UTILITY



CLOAKROOM

**GARAGE (16'5 x 9')** With electric sockets and lighting.

**FIRST FLOOR LANDING** Doors to bedrooms and bathroom. Built in storage cupboard and loft access.

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**BEDROOM 1 (14'5 max x 13' max)** Double glazed windows to the front, radiator, built in storage cupboard and door to the en-suite.

**EN-SUITE SHOWER ROOM (6' max x 5' max)** Three piece suite comprising shower cubicle, wash hand basin and WC. Double glazed frosted window, ceiling spotlights, wood effect flooring, heated towel rail and illuminated mirror.



BEDROOM 1 WITH EN-SUITE

**BEDROOM 2 (12' x 9'3)** Double glazed window to the front and radiator.



BEDROOM 2

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



BEDROOM 3

**BEDROOM 4 (9'6 x 7'2)** Double glazed window to the rear and radiator.



BEDROOM 4

**BATHROOM (7' x 6'3)** Three piece suite comprising shower over panelled bath, wash hand basin and WC. Tiled splashbacks, ceiling spotlights, wood effect flooring, heated towel rail, illuminate mirror and double glazed frosted window.



BATHROOM

**OUTSIDE** The front of the property provides off street parking for up to four vehicles leading up to the single garage and gate providing pedestrian access to the rear of the property. Generous lawned rear garden with two patio seating areas, outside electrical sockets and water supply.





REAR GARDEN



VIEW

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

**COUNCIL TAX** We are informed the property is in tax band D

**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.

