

Cumbrian Properties

9 Oaks Lane, Kirkbampton



Price Region £325,000

EPC-E

Detached property | Rural location
2 reception rooms | 4 bedrooms | 2 bathrooms
Conservatory | Garage & gardens | Fantastic views

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2/ 9 OAKS LANE, KIRKBAMPTON, CARLISLE

A well presented and spacious four bedroom, two bathroom detached family home situated in a quiet cul-de-sac location with stunning views across the countryside. The double glazed and Economy 7 electric heated accommodation, neutrally decorated throughout, comprises of a spacious entrance hall with cloakroom, bay fronted lounge with brick fireplace housing a cosy log burning stove, dining kitchen, utility room and sitting room with French doors leading out to the rear garden. To the first floor there are four bedrooms with a good size en-suite to the Master, along with a four piece family bathroom. Externally the property has low maintenance gardens to the rear with decked seating area and stunning views across the countryside. Block paved driveway to the front providing off street parking leading up to a single integral garage. Kirkbampton is a popular village just outside Carlisle with its own primary school and the amenities of Carlisle just a 15 minute drive away.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into entrance hall.

ENTRANCE HALL Spacious entrance hall with staircase to the first floor, electric storage heater and doors to lounge, dining kitchen and cloakroom.

CLOAKROOM Vanity unit wash hand basin, WC and tiled flooring.



ENTRANCE HALL

LOUNGE (18'10 max into bay window x 11'8) Double glazed bay window to the front and brick built fireplace housing a log burning stove.



LOUNGE

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DINING KITCHEN (15'6 max x 9'6 max) Fitted kitchen incorporating an electric oven, grill and four burner hob with extractor hood above, a 1.5 bowl stainless steel sink with mixer tap, plumbing for dishwasher and tiled splashbacks. Under counter lighting, ceiling spotlights, wood flooring, electric storage heater and breakfast bar. Door to dining room and double glazed window to the rear with fantastic views over the countryside. Opening into an inner hallway.



DINING KITCHEN

INNER HALLWAY Wood flooring and doors to conservatory, utility and garage.

SITTING ROOM (15'5 x 9'7) Electric storage heater and double glazed composite French doors leading out to the decking.



SITTING ROOM

UTILITY (5'6 x 5'6) Plumbing for washing machine, space for tumble dryer, stainless steel sink, storage units, wood flooring and coving to ceiling.



UTILITY

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CONSERVATORY (17'5 x 9'5) Double glazed windows, tiled flooring, electric heater and composite French door leading out to the decking.



CONSERVATORY

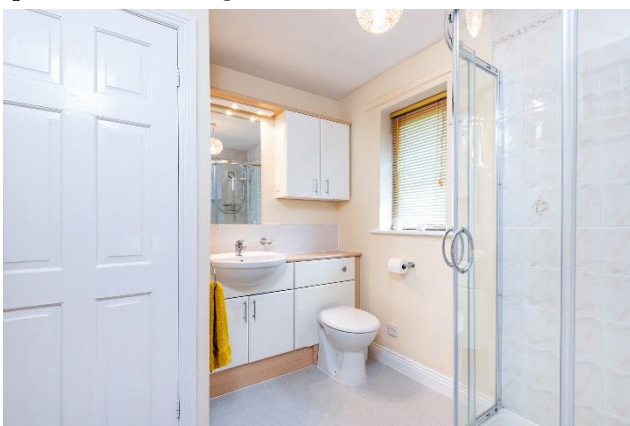
FIRST FLOOR LANDING Access to a partially boarded loft space with lighting and drop down ladder. Doors to bedrooms and family bathroom.

BEDROOM 1 (16'3 x 8'9) Double glazed window to the rear with views over the countryside. Electric storage heater and access to the en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (7'7 x 7'6) Three piece suite comprising of corner shower cubicle, vanity unit wash hand basin and WC with concealed cistern. Illuminated mirror, electric heater, double glazed frosted window, tile effect flooring and built in storage cupboard housing the water tank.



EN-SUITE SHOWER ROOM

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BEDROOM 2 (16' max x 11' max) Electric storage heater and double glazed window to the front.



BEDROOM 2

BEDROOM 3 (11'7 x 11'6) Electric storage heater and double glazed window to the rear with views over the countryside.



BEDROOM 3

BEDROOM 4 (11' x 7'8) Double glazed window to the rear with views.



BEDROOM 4

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BATHROOM (12' x 8'3) Four piece suite comprising of a spacious walk-in fully tiled shower cubicle with ceiling spotlight, panelled bath, wash hand basin and WC. Double glazed frosted window and heated towel rail.



BATHROOM

OUTSIDE Block paved driveway to the front of the property leading up to the integral garage with power and lighting. To the rear of the property there is a private garden incorporating a decked seating area, lawn, garden shed and mature trees and plants. The rear garden enjoys fantastic views over the countryside and is not overlooked. A gate provides pedestrian access back round to the front of the property.



GARDENS

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VIEW

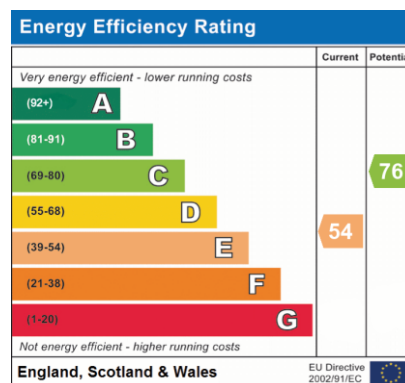


SUNSET VIEW

TENURE We are informed the tenure is Freehold

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

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