

Cumbrian Properties

8 Newfield Park, Carlisle



Price Region £325,000

EPC-

Detached house | North of the River Eden
1 reception | 4 bedrooms | 2 bathrooms
Gardens, garage & drive | No onward chain

2/ 8 NEWFIELD PARK, CARLISLE

This four bedroom, two bathroom, detached family home provides secure gardens, parking and garage and is located to the north of the River Eden. The property is double glazed and gas central heated and provides generous bedrooms as well as plenty of living space briefly comprises spacious entrance hall leading to the dining lounge with patio doors to the rear garden, solid wood dining kitchen with separate utility, ground floor cloakroom and access into the garage. To the first floor there are three double bedrooms – two with fitted wardrobes, master en-suite shower room, single bedroom/study with fitted wardrobes, and a fully tiled three piece bathroom. Externally, the front of the property has a lawned garden with block paved driveway providing off-street parking for two vehicles leading up to the single garage and the rear of the property has a west facing lawned garden with patio seating area. Located within walking distance of local shops and schools, on regular bus routes to the city centre and with good access to junction 44 of the M6 motorway and the western bypass. Sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into a spacious entrance hall.

ENTRANCE HALL Doors to dining lounge and dining kitchen, staircase to the first floor, understairs storage cupboard and radiator.



ENTRANCE HALL

DINING LOUNGE (23' max x 13' max) Double glazed bay window to the front, double glazed patio doors to the rear garden, two radiators, coal effect gas fire and coving to the ceiling.



DINING LOUNGE

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DINING LOUNGE

DINING KITCHEN (20' max x 10' max) Solid wood fitted kitchen incorporating a freestanding cooker with extractor hood above, integrated dishwasher, one and a half bowl sink with mixer tap, tiled splashbacks, under counter and overhead lighting, tiled flooring, radiator, two double glazed windows, doors to the utility and garage.



DINING KITCHEN

UTILITY (6' x 5'4) Plumbing for washing machine, space for tumble dryer, Belfast sink, double glazed window, UPVC door to the rear garden, tiled flooring and door to the cloakroom.



UTILITY

CLOAKROOM Two piece suite comprising wash hand basin and WC. Tiled flooring, part tiled walls, frosted glazed window and radiator.

FIRST FLOOR

LANDING Doors to bedrooms and bathroom. Built-in storage cupboard housing the Worcester boiler and access to the part boarded loft via a drop down ladder.

BEDROOM 1 (15' x 8'6) Double glazed window to the front, radiator, coving to the ceiling and door to the en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (8'6 x 5'4) Three piece suite comprising shower cubicle, vanity unit wash hand basin and WC. Fully tiled walls, tile effect flooring, panelled ceiling with spotlights, frosted glazed window and heated towel rail.



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BEDROOM 2 (11'9 max x 11'9 max) A range of fitted wardrobes, double glazed window to the front and radiator.



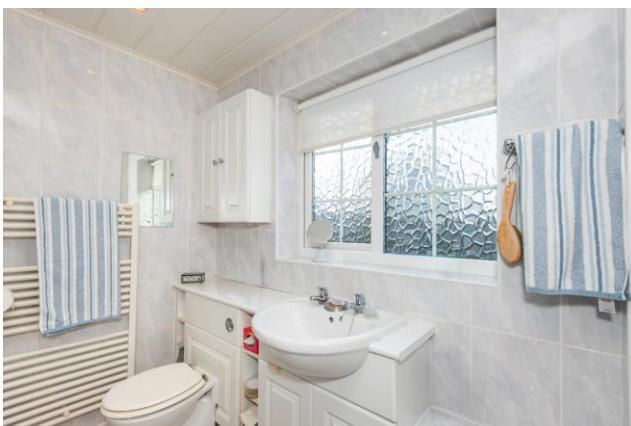
BEDROOM 2

BEDROOM 3 (11'9 x 8'9) A range of fitted wardrobes, double glazed window to the rear and radiator.



BEDROOM 3

BATHROOM (7'4 x 5'6) Three piece suite comprising shower above panelled bath, vanity unit wash hand basin and WC with concealed cistern. fully tiled walls, panelled ceiling with spotlights, wood effect flooring, frosted glazed window and heated towel rail.



BATHROOM

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BEDROOM 4 (9' max x 8'7 max) Fitted wardrobes, double glazed window to the front and radiator.



BEDROOM 4

OUTSIDE To the front of the property is a lawned garden with floral borders, pleasant seating area and block paved driveway providing off-street parking for two vehicles leading up to the single garage. To the rear of the property is a west-facing, enclosed lawned garden with well-established trees and plants, pleasant patio seating area, garden shed, external water supply and gates providing access to the front of the property.

GARAGE (15'9 x 8'8) Electric roller door, power and light.



GARDEN

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.

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.

EPC GRAPH TO FOLLOW