

Cumbrian Properties

3 Reeds Way, Cumwhinton



Price Region £395,000

EPC-B

Detached property | Sought after village location
1 reception room | 4 bedrooms | 2 bathrooms
Front & rear gardens | Driveway parking

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2/ 3 REEDS WAY, CUMWHINTON, CARLISLE

This four bedroom detached property is immaculately presented internally and externally and is sold with the benefit of no onward chain. The double glazed and gas central heated accommodation briefly comprises of entrance hall, lounge, modern dining kitchen with Bosch integrated appliances, utility room and cloakroom. To the first floor there are four double bedrooms, three of which have fitted wardrobes and drawers, en-suite to the Master bedroom and a four piece family bathroom. Block paved driveway to the front of the property with lawned area and shillied borders. Garage with power and lighting. Fence enclosed rear lawned garden with flag stone patio. Situated in the sought after village of Cumwhinton close to countryside walks, primary school, J42 of the M6. Sold with the benefit of no onward chain and would make an ideal family home.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into entrance hall.

ENTRANCE HALL (7' x 7') Radiator, staircase to the first floor and door to lounge.

LOUNGE (16'7 x 13') Double glazed windows to the front and side elevations, two radiators and door to dining kitchen.



LOUNGE

DINING KITCHEN (19'8 x 9'3) Fitted kitchen incorporating a 1.5 bowl sink unit with drainer and mixer tap, integrated fridge and freezer, built in eye level oven and grill, integrated dishwasher and four burner gas hob with glass splashback and overhead extractor. Double glazed window to the rear, wood effect laminate flooring, radiator, door to utility and UPVC double glazed French doors leading out to the rear garden.



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DINING KITCHEN

UTILITY (8'3 x 6') Wood effect laminate flooring, base units with worksurface and sink unit with mixer tap, plumbing for washing machine, door to cloakroom, double glazed composite door to the rear garden and door to garage.

CLOAKROOM Low level WC, wash hand basin, radiator and double glazed frosted window to the side.

GARAGE (18' x 8'3) With up and over door, power and lighting and also houses the Worcester boiler.

FIRST FLOOR LANDING Radiator, built in shelved storage cupboard, loft access and doors to bedrooms and bathroom.

BEDROOM 1 (13'2 x 11') Double glazed window to the front, fitted wardrobes with sliding doors and door to en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (8'4 x 6'3) Three piece suite comprising low level WC, wash hand basin and walk-in shower with rainfall shower head. Tiled splashbacks, heated towel rail and tiled flooring.

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EN-SUITE TO BEDROOM 1

BEDROOM 2 (12'10 x 8'5) Double glazed window to the front, radiator, fitted wardrobe and drawers, cupboard housing the hot water tank.



BEDROOM 2

BEDROOM 3 (12' x 9'6) Double glazed window to the rear and radiator.



BEDROOM 3

BEDROOM 4 (8'6 x 8'5) Double glazed window to the rear, radiator, fitted wardrobe and drawers.

BATHROOM Four piece suite comprising of low level WC, wash hand basin, panelled and walk-in shower unit. Tiled flooring, heated towel rail and double glazed frosted window to the rear.

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BEDROOM 4



FAMILY BATHROOM

OUTSIDE Driveway parking to the front of the property leading up to the garage. Lawned area with shillied borders. Fence enclosed rear garden mainly laid to lawn with shillied borders, external water tap and a flagged patio area. To one side of the property there is a lockable wooden shed.

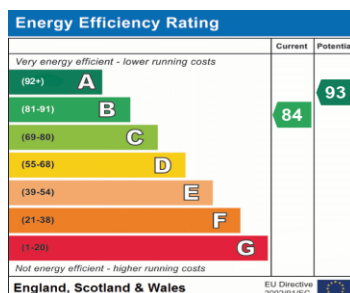


REAR GARDEN

TENURE We are informed the tenure is Freehold

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

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