

# Cumbrian Properties

Dewberry Lodge, Plains Road, Wetheral



**Price Region £375,000**

**EPC-D**

Detached property | Desirable location  
2 reception rooms | 3 bedrooms | 1 bathroom  
Generous garden | Garage

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## 2/ DEWBERRY LODGE, PLAINS ROAD, WETHERAL

This three bedroom detached property situated on the popular Plains Road in Wetheral is immaculately presented inside and out and offers generous gardens and plenty of off-street parking. The property could easily be adapted to provide additional living and bedroom space by extending into the generous gardens and building over the garage but equally provides substantial three bedroom family home as it stands. The double glazed and gas central heated accommodation briefly comprises entrance hall with built-in storage, dining room with sliding doors to the lounge, modern kitchen with integrated appliances, separate utility room and cloakroom. To the first floor there are two double bedrooms, both with fitted wardrobes, single bedroom/office and modern three piece bathroom. Externally there is an abundance of space with generous wrap-around gardens incorporating well-established plants and trees providing that excellent potential for extension. There is also a gravelled driveway providing off-street for up to four vehicles leading up to the single garage. Situated in the heart of the village of Wetheral with its own shop, pubs, Church and railway station and fantastic access to the city centre, A69 Carlisle to Newcastle road and J43 of the M6 the property would make an ideal home for families and couples alike. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**UPVC door into entrance hall.**

**ENTRANCE HALL** Staircase to the first floor, built-in cloaks storage cupboard, radiator, double glazed window and door to the kitchen.



ENTRANCE HALL

**KITCHEN (14' max x 8'4 max)** Fitted kitchen incorporating an electric oven with four burner hob and extractor hood above, sink unit with mixer tap, integrated fridge and under counter lighting. Two radiators, walk-in pantry, double glazed window overlooking the rear garden, wood effect flooring, doors to dining room and utility.



### 3/ DEWBERRY LODGE, PLAINS ROAD, WETHERAL

**UTILITY (6' x 6')** Plumbing for washing machine, space for tumble dryer, fridge freezer, wood effect flooring, UPVC door to the rear garden, doors to cloakroom and garage.

**CLOAKROOM** Low level WC, wash hand basin, tiled splashback and wood effect flooring.

**DINING ROOM (11'6 max x 10'6 max)** Double glazed window overlooking the front garden, radiator and sliding double doors to the lounge.



DINING ROOM

**LOUNGE (14' max x 12'6 max)** Coal effect gas fire, radiator and double glazed window overlooking the front garden.



LOUNGE

### **FIRST FLOOR**

**LANDING** Double glazed window, doors to bedrooms and bathroom.



LANDING

4/ DEWBERRY LODGE, PLAINS ROAD, WETHERAL

**BEDROOM 1 (11'8 to fitted wardrobes x 11'6)** A range of fitted wardrobes, radiator and double glazed window to the front.



BEDROOM 1

**BEDROOM 2 (11'7 max x 11'5 max)** A range of fitted bedroom furniture, radiator, loft access and double glazed window to the front.



BEDROOM 2

**BEDROOM 3 (8'7 x 8'4)** Radiator and double glazed window to the rear.

**BATHROOM (7'6 x 7')** Three piece suite comprising shower over panelled bath, wash hand basin and low level WC. Built-in cupboard housing the hot water cylinder, heated towel rail, wood effect flooring, part panelled walls and double glazed frosted window.



BEDROOM 3



BATHROOM

5/ DEWBERRY LODGE, PLAINS ROAD, WETHERAL

**OUTSIDE** Lawned front and side gardens incorporating well-established plants and trees and a gravelled driveway providing off-street parking for up to three vehicles. To the rear of the property there is a generous lawned garden bordered by hedgerow with a pleasant seating area offering the potential to extend the property, subject to planning permission, with two gates providing access to the front.

**GARAGE** Electricity and water supply and gas boiler.



REAR GARDEN



FRONT OF THE PROPERTY



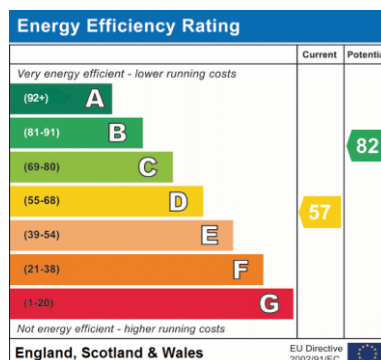
WETHERAL

6/ DEWBERRY LODGE, PLAINS ROAD, WETHERAL

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

**COUNCIL TAX** We are informed the property is 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.



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