

# Cumbrian Properties

## 6 Whimbrel Drive, Kingfisher Park



**Price Region £225,000**

**EPC-**

Detached property | Potential to extend  
1 reception room | 4 bedrooms | 2 bathrooms  
Driveway parking & garage | Front & rear gardens

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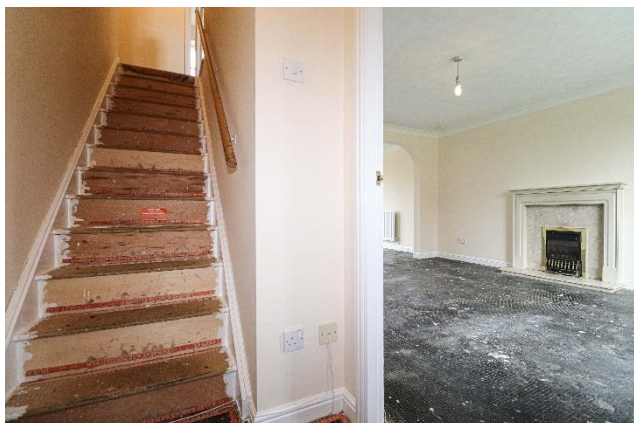
## 2/ 6 WHIMBREL DRIVE, KINGFISHER PARK, CARLISLE

This four bedroom, two bathroom, detached family home is situated on a fantastic corner plot with lawned gardens, off-street parking for two vehicles and single garage. Located in a popular residential area with easy access to the city centre, M6 and A69 the double glazed and gas central heated accommodation has been neutrally decorated throughout and offers a blank canvas for purchasers to make the property their own. Briefly comprising entrance hall, spacious dining lounge with French doors to the rear garden, kitchen, utility room and cloakroom. To the first floor there are four bedrooms, master en-suite shower room and family bathroom. Externally, to the front of the property there is off-street parking for two vehicles leading up to the single garage and a low maintenance lawned garden. The rear of the property offers a generous lawned garden with flag stone patio offering fantastic potential to extend, if required (subject to planning permission). This property would make an ideal family home being in close proximity to popular primary and secondary schools with local amenities in easy walking distance. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

### **Front door into entrance hall.**

**ENTRANCE HALL** Staircase to the first floor, radiator and door to dining lounge.



ENTRANCE HALL

**LOUNGE AREA (13' max x 13' max)** Coal effect gas fire, double glazed window to the front, radiator, understairs storage cupboard, coving to the ceiling, door to kitchen and archway to the dining area.



LOUNGE AREA

**DINING AREA (8'9 x 7'8)** Double glazed French doors to the rear garden, coving to the ceiling and radiator.

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DINING AREA

**KITCHEN (11'8 x 8'8)** Fitted kitchen incorporating an electric oven and four ring gas hob with extractor hood above, sink unit with mixer tap, tiled splashbacks, double glazed window to the rear, radiator and door to utility.



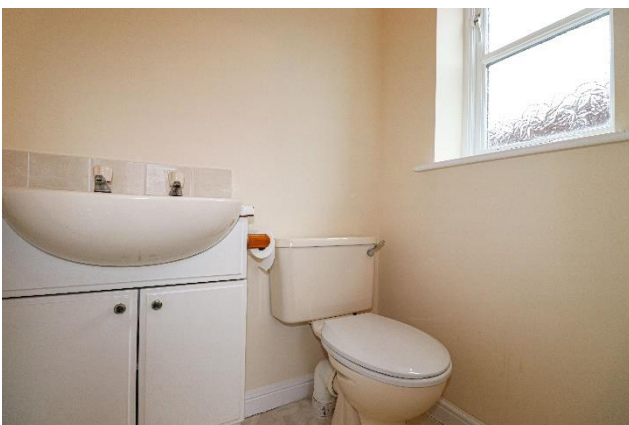
KITCHEN

**UTILITY** Plumbing for washing machine, space for tumble dryer, radiator, door to cloakroom and door to the rear garden.

**CLOAKROOM** Two piece suite comprising WC and vanity unit wash hand basin. Double glazed frosted window and radiator.



UTILITY



CLOAKROOM

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**FIRST FLOOR**

**LANDING** Doors to bedrooms and bathroom.

**MASTER BEDROOM (13' max x 11' max)** Double glazed window to the front, radiator, built-in storage cupboard housing the hot water tank, loft access and door to en-suite shower room.



MASTER BEDROOM

**EN-SUITE SHOWER ROOM (5'5 x 5')** Three piece suite comprising corner shower cubicle, vanity unit wash hand basin and WC. Radiator and double glazed frosted window.



EN-SUITE SHOWER ROOM

**BEDROOM 2 (11' max x 9'7 max)** Double glazed window to the rear and radiator.



BEDROOM 2

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**BEDROOM 3 (12'8 max x 7'8 max)** Under eaves storage cupboard, radiator and double glazed windows to the front and side.



BEDROOM 3

**BEDROOM 4 (8'9 max x 8'4 max)** Double glazed window to the rear and radiator.



BEDROOM 4

**FAMILY BATHROOM (6'6 max x 6' max)** Three piece suite comprising shower above panelled bath, WC and vanity unit wash hand basin. Radiator, tiled splashbacks and double glazed frosted window.



FAMILY BATHROOM

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**OUTSIDE** Low maintenance lawned front garden and tarmac drive providing parking for two vehicles leading up to the single garage. To the rear of the property is a generous, south facing, lawned garden with flag stone patio and access to the garage.

**GARAGE** Single garage with power supply.



REAR GARDEN

**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.

EPC GRAPH TO FOLLOW

## reasons to sell with us...

more than

# 455

properties listed in our  
Carlisle office

more than

# 390

properties sold from  
our Carlisle office

we sold

# 255

more properties than  
our closest competitor

we have over

# 500

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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