

Cumbrian Properties

8 The Whins, Heads Nook



Price Region £325,000

EPC-D

Detached property | Rural location
Conservatory | 3/4 bedrooms | 2 bathrooms
Gardens and off street parking for 2 cars

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2/ 8 THE WHINS, HEADS NOOK

An immaculately presented three/four bedroom detached property situated in the popular village of Heads Nook. The double glazed and gas central heated accommodation briefly comprises of entrance hall, cloakroom, lounge, dining area, kitchen, utility room and conservatory. To the first floor are the family bathroom and three bedrooms – one with en-suite and one with separate dressing area. Generous lawned gardens to the front, side and rear and off street parking for two vehicles.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Entry via composite door into entrance hall.

ENTRANCE HALL Tile effect flooring, doors to cloakroom and dining lounge, open plan staircase, radiator and opens into dining area.



ENTRANCE HALL



STAIRS TO THE FIRST FLOOR

CLOAKROOM Low level WC, vanity wash hand basin, tile effect flooring, radiator and UPVC double glazed frosted window.

LOUNGE (25' x 10'10 max) Two double glazed windows, wood effect flooring, two radiators, wall mounted gas fire and double glazed French doors to the rear garden.



LOUNGE



DINING AREA (11' x 10') Tile effect flooring, radiator, two built in storage cupboards and double glazed French doors to the rear garden. Door to kitchen.

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DINING AREA

KITCHEN (19' x 8'3) Fitted kitchen with a 1.5 bowl stainless steel sink with mixer tap, integrated electric oven and grill, four ring electric hob with extractor above, integrated dishwasher and fridge. Two double glazed windows, tile effect flooring, radiator and doors to utility room and conservatory.



KITCHEN

UTILITY ROOM Plumbing for washing machine, space for tumble dryer and fridge/freezer, wall mounted units. Double glazed window, tile effect flooring and also houses the Baxi combi boiler.

CONSERVATORY (13' x 11') Tiled flooring, radiator, Perspex roof and double glazed door to the side of the property.



UTILITY ROOM



CONSERVATORY

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FIRST FLOOR LANDING Wood flooring, radiator, loft access, storage cupboard, double glazed window and doors to bedrooms and bathroom.

BEDROOM 1 (19' max x 9'6 max) Double bedroom with separate dressing area, wood flooring, three double glazed windows, two radiators and ceiling fan. This bedroom was previously two rooms and a fourth bedroom could easily be re-instated, if required.



BEDROOM 1



DRESSING AREA

BEDROOM 2 (9'2 max x 7'8) Wood flooring, double glazed window and radiator.



BEDROOM 2



EN-SUITE TO BEDROOM 3

BEDROOM 3 (11' to fitted wardrobes x 9') Two double glazed windows, radiator, fitted wardrobes and door to en-suite shower room.

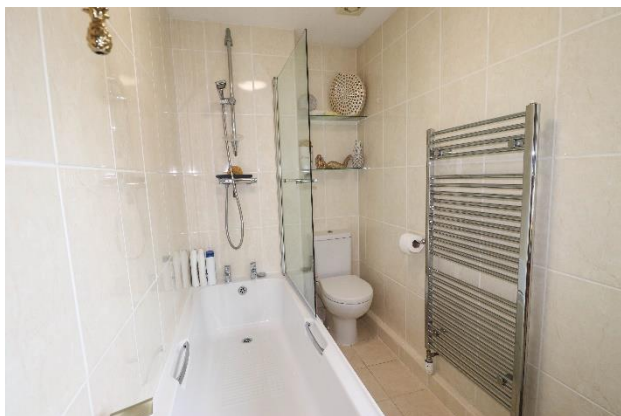


BEDROOM 3

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EN-SUITE SHOWER ROOM Three piece suite briefly comprising of shower cubicle, WC and vanity wash hand basin. Tiled walls, double glazed frosted window, heated towel rail and tiled flooring with underfloor heating.

BATHROOM (9'5 x 4'2) Three piece suite briefly comprising of mains shower over panelled bath, WC and vanity unit wash hand basin. Tiled walls, heated towel rail, double glazed frosted window and tiled flooring with underfloor heating.



BATHROOM

OUTSIDE Low maintenance lawned gardens to the rear and side of the property, paved seating area and gate providing access to off street parking spaces. Permanent planning permission has been granted for a detached garage to be built here. Outhouse, garden shed, outside tap and hot tub (available by separate negotiation).



GARDENS

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PARKING



PLANNING PERMISSION GRANTED TO
BUILD A DETACHED GARAGE

TENURE Freehold

COUNCIL TAX E

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