

Cumbrian Properties

Blaven, Burgh-by-Sands, Carlisle



Price Region £295,000

EPC-D

Detached house | Popular village location
2/3 receptions | 3/4 bedrooms | 3 bathrooms
Generous gardens, drive & garage | No onward chain

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2/ BLAVEN, BURGH-BY-SANDS, CARLISLE

This spacious three/four bedroom, three bathroom family home has two/three reception rooms, garage and drive and is situated on a generous corner plot with beautifully maintained gardens. Situated in a quiet location in the popular village of Burgh-by-Sands to the west of Carlisle, this superb property has been extended to provide a spacious entrance porch providing ideal storage for push chairs along with a ground floor modern shower room. Off the entrance hall is a spacious lounge with electric fire, a solid wood dining kitchen with integrated appliances and access to the rear garden, a separate dining room with potential to knock through to create a dining kitchen and family room and office/ground floor bedroom. A practical cloakroom completes the ground floor. To the first floor there are two double bedrooms both with fitted storage, a single bedroom, a spacious four piece bathroom with plenty of fitted storage and a two piece shower room. Externally, the generous plot offers lawned gardens and patio seating areas providing plenty of space to relax and enjoy the outdoors along with driveway parking and garage with power supply. Burgh-by-Sands is a popular village with its own primary school, church, village hall and pub, popular with walks on the Cumbria way and just a ten minute drive into Carlisle.

The accommodation with approximate measurements briefly comprises:

ENTRANCE PORCH UPVC front door, double glazed windows, tiled flooring and doors to the ground floor shower room and entrance hall.

SHOWER ROOM (7'9 x 3'7) Three piece suite comprising walk-in shower cubicle, wash hand basin and WC. Tiled flooring, ceiling spotlights and wall-mounted heater.

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



ENTRANCE PORCH



ENTRANCE HALL

LOUNGE (16'7 x 12'4 max) Coal effect electric fire set on a tiled hearth, double glazed window to the front of the property, radiator, built-in storage and coving to the ceiling.



3/ BLAVEN, BURGH-BY-SANDS, CARLISLE

KITCHEN (14' x 10') Kitchen incorporating solid wood wall & base units, space for freestanding cooker, plumbing and space for washing machine, integrated fridge and freezer, 1.5 bowl ceramic sink unit with mixer tap and tiled splashbacks. Wood effect flooring, radiator, double glazed window to the rear, UPVC door to the rear garden and door to the dining room.



KITCHEN

DINING ROOM (11'5 x 9'6) Double glazed windows to the side and rear, radiator, coving to the ceiling and door to the office.

OFFICE/BEDROOM 4 (11' x 9'5) Double glazed window to the front and radiator.



DINING ROOM



OFFICE

HALF LANDING Door to ground floor cloakroom and staircase to the first floor.

GROUND FLOOR CLOAKROOM Two piece suite comprising WC and wash hand basin. Tiled splashbacks, tiled flooring, ceiling spotlights, coving, frosted glazed window and electric heater.

FIRST FLOOR

LANDING Doors to all bedrooms, bathroom and shower room, built-in storage cupboard housing the Baxi boiler and loft access.

4/ BLAVEN, BURGH-BY-SANDS, CARLISLE

BEDROOM 1 (13'6 x 10') Built-in wardrobe, double glazed window to the side and radiator.



BEDROOM 1

BEDROOM 2 (10'6 max x 10' max) Built-in wardrobe, double glazed window to the front, radiator and coving.



BEDROOM 2

BEDROOM 3 (7'6 x 7'3) Double glazed window to the front, radiator and coving.

FAMILY BATHROOM (11'6 x 7'9) Four piece suite comprising shower over panelled bath, wash hand basin, WC and bidet. A range of fitted storage, frosted glazed window to the side, ceiling spotlights, radiator and tiled splashbacks.



5/ BLAVEN, BURGH-BY-SANDS, CARLISLE

SHOWER ROOM (5'8 x 5'5) Two piece suite comprising walk-in shower cubicle and wash hand basin. Tiled walls, boarded splashbacks, ceiling spotlights, frosted glazed window, radiator and wood effect flooring.



SHOWER ROOM

OUTSIDE To the front of the property is a generous lawned garden bordered by mature trees and flowering plants. To the rear of the property is a further lawned garden with patio seating area, external water supply, driveway providing off-street parking, garden shed and greenhouse.



REAR GARDEN



DRIVEWAY & GARAGE

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.

