

Cumbrian Properties

112 Newfield Drive, Carlisle



Price Region £300,000

EPC-

Detached bungalow | North of the River Eden
1 reception | 3 bedrooms | 1 bathroom
Gardens, driveway & garage | No onward chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

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This three-bedroom detached bungalow is situated on a no through road and is sold with the benefit of no onward chain. The gas central heated and double glazed accommodation briefly comprises entrance hall, dining lounge with French doors leading to the rear garden, modern kitchen with integrated appliances, utility room, three bedrooms, family bathroom and a boarded loft accessible via pull-down ladders. Externally, the property offers a low maintenance rear garden with drystone wall and hedge boundaries, lawn, elevated flowerbeds, patio and gated access to both sides. To the front is a further lawned garden with shillied borders, driveway and garage. The property is conveniently located close to a range of local amenities including shops, schools, supermarkets, gym, pharmacy and public transport links.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance hall.

ENTRANCE HALL (18' x 11') Radiator, storage cupboard housing the hot water tank, coving to the ceiling and doors leading to the lounge, utility room, bathroom, three bedrooms and **LOFT** access via pull down ladders, fully boarded.

DINING LOUNGE (31' x 13') Double glazed UPVC windows to the front, three radiators, fireplace, coving to the ceiling, double glazed sliding French doors leading to the rear garden and door to the kitchen.



DINING LOUNGE

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KITCHEN (12'5 x 10') Fitted kitchen with 1.5 bowl sink with mixer tap, eye level oven & grill, five burner gas hob with tiled splashback and extractor hood above and integrated dishwasher. Double glazed UPVC window to the rear, frosted double glazed UPVC door to the side and radiator.



UTILITY ROOM (9' x 4') Double glazed UPVC window to the rear, radiator, sink with tiled splashback and plumbing for washing machine.

BEDROOM 1 (15' x 11') Double glazed UPVC window to the front, radiator and coving to the ceiling.

BEDROOM 2 (12' x 11') Double glazed UPVC window to the rear, radiator and coving to the ceiling.



BEDROOM 1



BEDROOM 2

BEDROOM 3 (12' x 7'5) Double glazed UPVC window to the front, fitted drawers and wardrobes, radiator and coving to the ceiling.



BEDROOM 3

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SHOWER ROOM (8' x 6'5) Three piece suite comprising WC, sink with tiled splashback and walk-in shower. Heated towel rail, frosted double glazed UPVC window to the rear.



SHOWER ROOM

OUTSIDE To the rear of the property is a drystone walled and hedged low maintenance garden comprising lawn, patio, elevated flowerbeds, shillied borders and gated access to both sides of the property. To the front of the property is a low maintenance lawned garden with shillied and paved driveway and garage.



GARDENS

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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