

Cumbrian Properties

9 Thornedge Gardens, Cumwhinton



Price Region £425,000

EPC-B

Detached bungalow | Sought after village location
1 reception | 3 bedrooms | 2 bathrooms
Landscaped gardens with views to the rear | Driveway & garage

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This immaculately presented three-bedroom, two-bathroom detached bungalow is situated on a cul-de-sac in the sought-after village of Cumwhinton. The gas central heated and fully double-glazed property briefly comprises an entrance hall with fitted storage and access to the partially boarded loft via a hatch and pull-down ladders, a lounge with French doors leading to the rear landscaped garden, and a dining kitchen with integrated appliances and separate utility room. There are three bedrooms, all benefiting from fitted storage, with the master bedroom featuring an en-suite shower room, along with a three-piece family bathroom. Externally, the rear of the property offers a tiered landscaped garden with stunning countryside views, an elevated patio seating area, lawned section, elevated shrubs and flowerbeds, a garden shed, external power and water supply, and gated access to both sides, while the front provides a walled, low-maintenance landscaped garden with astro turf lawns, laid shillies, and a block-paved driveway leading to the garage.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance hall.

ENTRANCE HALL (19' x 7') Radiator, coving to the ceiling, **LOFT** access via a pull down hatch and ladders, fitted storage cupboard and doors leading through to the lounge, kitchen, three bedrooms and family bathroom.



ENTRANCE HALL

LOUNGE (33' x 12'5) Double glazed UPVC windows to the rear and to the side, double glazed UPVC French doors to the rear garden, coving to the ceiling, three radiators and elevated integrated gas fire.



LOUNGE

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DINING KITCHEN (21' x 15') Fitted kitchen incorporating eye level oven and grill with four burner hob, glass splashback and extractor hood above, integrated fridge and freezer, integrated dishwasher and sink unit and mixer tap. Wood effect laminate flooring, two radiators, double glazed UPVC windows to the rear and door to the utility room.



DINING KITCHEN

UTILITY ROOM (9'5 x 7') Fitted worktops and cupboards, sink with mixer tap, plumbing for washing machine, wood effect laminate flooring, radiator, double glazed UPVC window to the rear, frosted double glazed UPVC door to the side and door to the garage.



UTILITY ROOM

GARAGE (17' x 8'5) Electric roller door, gas boiler, power and lighting.

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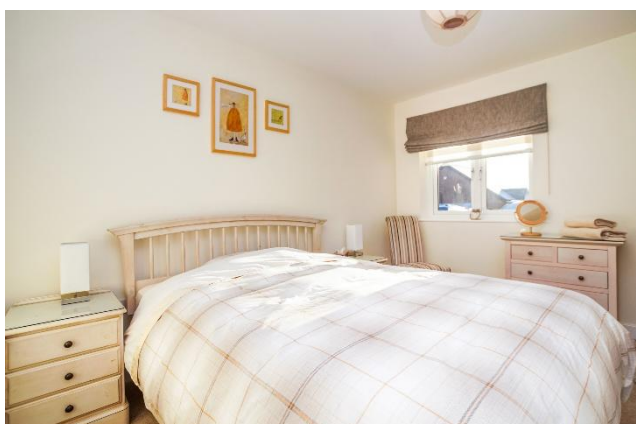
MASTER BEDROOM (15' x 11') Double glazed UPVC window to the front, radiator, fitted wardrobes with sliding doors and en-suite shower room.

MASTER EN-SUITE SHOWER ROOM (8' x 6') Three piece suite comprising WC, sink with mixer tap and walk-in shower. Heated towel rail and frosted double glazed UPVC window to the side.



MASTER BEDROOM & EN-SUITE

BEDROOM 2 (13' x 11') Double glazed UPVC window to the front, radiator, fitted wardrobes with sliding doors.



BEDROOM 2

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BEDROOM 3 / STUDY (9' x 8'5) Double glazed UPVC window to the front, radiator and fitted desk, cupboard and drawers.



BEDROOM 3

FAMILY BATHROOM (9' x 7') Three piece suite comprising WC with concealed cistern, sink with mixer tap, walk-in shower. Heated towel rail and frosted double glazed UPVC window to the side.



BATHROOM

OUTSIDE To the rear of the property is a landscaped immaculately presented tiered garden with stunning views & comprises lawn, patio, shillied borders, elevated flowerbeds with shrubs, external power and water, mature trees, wraparound fence, gated access to both sides & garden shed. To the front of the property is a walled low maintenance garden comprising block paved driveway, shillied borders and astro turf lawn.



GARDENS

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GARDEN & VIEWS

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.

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.

