

Cumbrian Properties

6 Sandalwood Drive, Carlisle



Price Region **£375,000**

EPC-

Double fronted detached | Popular location
2 reception room | 4/5 bedrooms | 2 bathrooms
Generous gardens | Double garage and drive

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2/ 6 SANDALWOOD DRIVE, OFF DALSTON ROAD, CARLISLE

A double fronted detached property with four double bedrooms, a single bedroom/office, two reception rooms and two bathrooms situated on a well appointed plot. This immaculately presented and spacious family home offers a generous hallway with central staircase to the first floor, 23' lounge with contemporary inset electric fire and French doors leading out to the rear garden, a second reception room currently utilised as a play room, spacious dining kitchen with integrated appliances and French doors to the rear garden, cloakroom and separate utility room. To the first floor there are four double bedrooms, a four piece fully tiled en-suite bathroom to the Master, a single bedroom/office and a four piece fully tiled family bathroom. Low maintenance lawned front garden and drive leading to the double garage with power supply. A private rear garden offers patio seating area, lawned area and plenty of scope to extend (subject to planning). This semi-rural property offers everything a growing family could need with the amenities of Dalston, Morton Park and Denton Holme all in close proximity and in catchment area for Cummersdale and St Michaels primary school. Easy access to Carlisle city centre and the western bypass.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into entrance hall

ENTRANCE HALL Central staircase to the first floor, understairs storage cupboard, radiator and doors to lounge, dining kitchen, play room and cloakroom.



ENTRANCE HALL

LOUNGE (23' x 12'5) Two double glazed windows to the front, contemporary style inset flame effect electric fire with built in media unit above, two radiators, door to dining kitchen and double glazed French doors opening onto the rear garden.



LOUNGE

3/ 6 SANDALWOOD DRIVE, OFF DALSTON ROAD, CARLISLE

DINING KITCHEN (23'6 x 13'9) Fitted kitchen incorporating an electric oven and grill with four burner gas hob and extractor hood above, integrated dishwasher and fridge/freezer, a 1.5 bowl undermounted sink with mixer tap and brick effect tiled splashbacks. Spotlights to ceiling, two double glazed windows to the rear, radiator, wood effect flooring, doors to hall and utility room and double glazed French doors leading out to the rear garden.



DINING KITCHEN

UTILITY ROOM (9'3 x 5') Plumbing for washing machine, space for tumble dryer, undermounted sink unit, cupboard housing the combi boiler, base units, wood effect flooring and composite door to the rear of the property.

CLOAKROOM Two piece suite comprising of wash hand basin and WC. Radiator and wood effect flooring.



UTILITY ROOM



CLOAKROOM

4/ 6 SANDALWOOD DRIVE, OFF DALSTON ROAD, CARLISLE

PLAY ROOM (12'5 x 8') Two double glazed windows to the front and radiator.



PLAY ROOM

FIRST FLOOR LANDING Doors to bedrooms, bathroom, bedroom 5/office and built in storage cupboard. Access to part boarded loft with drop down ladder.

BEDROOM 1 (13'7 x 12'6) Two double glazed windows to the front, radiator and door to en-suite bathroom.



BEDROOM 1

EN-SUITE BATHROOM Four piece suite comprising of walk-in shower cubicle, panelled bath, WC and wash hand basin. Spotlights to ceiling, wood effect flooring, heated towel rail and double glazed frosted window.



EN-SUITE BATHROOM

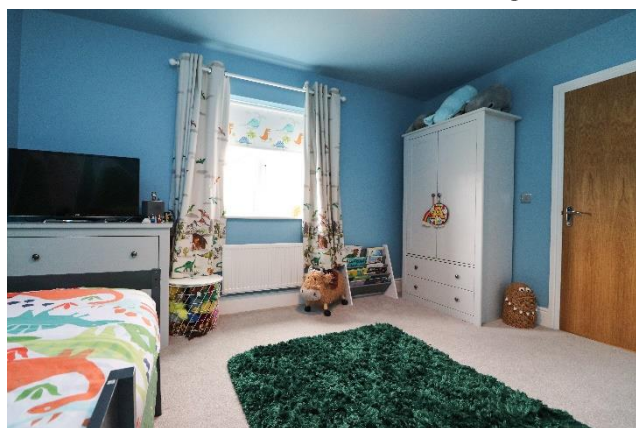
5/ 6 SANDALWOOD DRIVE, OFF DALSTON ROAD, CARLISLE

BEDROOM 2 (12'6 x 11'9) Two double glazed windows to the front and radiator.



BEDROOM 2

BEDROOM 3 (12'7 x 10'5) Double glazed window to the rear and radiator.



BEDROOM 3

BEDROOM 4 (10'3 x 9'6) Double glazed window to the rear and radiator.

BEDROOM 5/OFFICE Double glazed window and radiator.



BEDROOM 4



BEDROOM 5 / OFFICE

BATHROOM (10'4 max x 6'8 max) Four piece suite comprising of walk-in fully tiled shower cubicle, panelled bath, wash hand basin and WC. Double glazed frosted window, spotlights to ceiling, heated towel rail and wood effect flooring.

6/ 6 SANDALWOOD DRIVE, OFF DALSTON ROAD, CARLISLE



BATHROOM

OUTSIDE Low maintenance front lawned garden and a block paved driveway leading up to the double garage. To the rear of the property is a generous lawned garden incorporating a flag stone patio area, raised flower beds, outside electrical sockets and water supply. Security lighting and access to a double garage with its own power supply and gate providing access to the front of the property.




REAR GARDEN

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band F

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

reasons to sell with us...

more than

455

properties listed in our
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more than

390

properties sold from
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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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