

Cumbrian Properties

27 Wolsty Close, Carlisle



Price Region £285,000

EPC-D

Detached property | North of the river Eden
2 reception rooms | 3 bedrooms | 2 bathrooms
Conservatory | Balcony, drive and garage

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2/ 27 WOLSTY CLOSE, CARLISLE

This immaculately presented and neutrally decorated three bedroom detached property is situated to the north of the river Eden. The double glazed and central heated accommodation briefly comprises of entrance hall, cloakroom, dining room, kitchen and day room/bedroom with patio doors leading to the conservatory. To the first floor there is a (17'6 x 12') lounge with vaulted ceiling and French doors to the balcony, two further bedrooms, en-suite to the master, and a family bathroom. To the rear of the property is a wrap around lawn with patio area, timber pergola and timber shed. Ample driveway parking and lawned area to the front. Situated close to an abundance of amenities including supermarkets, Bannatynes Gym, public house, transport links and J44 of the M6 motorway.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into the entrance hall.

ENTRANCE HALL Radiator, understairs storage cupboard, wood effect vinyl flooring, coving to ceiling and staircase to the first floor. Doors to cloakroom, garage, day room/bedroom and dining kitchen.



ENTRANCE HALL

CLOAKROOM WC, wash hand basin, radiator, wood effect vinyl flooring and UPVC double glazed frosted window to the front.

DAY ROOM / BEDROOM (12'3 x 10') Radiator and UPVC double glazed patio doors leading into the conservatory.



DAY ROOM / BEDROOM

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CONSERVATORY (13' x 10'5) Tiled flooring, UPVC double glazed windows and French doors to the rear garden.



CONSERVATORY

DINING ROOM (11'6 x 10'5) UPVC double glazed window to the side, radiator, coving to ceiling and archway leading through to the kitchen.



DINING ROOM

KITCHEN (12'3 x 9'3) Fitted kitchen incorporating a 1.5 bowl sink unit with drainer and mixer tap, four burner gas hob with overhead extractor, tiled splashbacks, built in eye level oven and grill, plumbing for washing machine and plumbing for dishwasher. UPVC double glazed windows to the front and side elevations, coving to ceiling and tile effect vinyl flooring.



KITCHEN

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GARAGE (19' x 12'2) With up and over door, power and lighting. Fitted worksurface, sink unit with drainer and mixer tap, tiled splashback, houses the Baxi boiler, UPVC double glazed windows and UPVC door to the rear garden.

FIRST FLOOR Half landing with UPVC double glazed window to the rear. Landing with doors to lounge, bathroom and bedrooms. Built in shelved storage cupboard, coving to ceiling and loft access.



FIRST FLOOR LANDING

LOUNGE (17'6 x 12') Gas fire with surround and mantelpiece, UPVC double glazed windows to the rear, two radiators and UPVC double glazed French doors opening onto the balcony at the front.



LOUNGE

BEDROOM 1 (17' x 11'6) UPVC double glazed windows to the front and side elevations, radiator, coving to ceiling and door to the en-suite shower room.



BEDROOM 1

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EN-SUITE SHOWER ROOM (9'2 x 5') Three piece suite comprising low level WC, wash hand basin and walk-in shower unit. Tiled splashbacks, radiator, coving to ceiling and UPVC double glazed frosted window to the side.



EN-SUITE SHOWER ROOM

BEDROOM 2 (12'5 x 9'2) UPVC double glazed window to the rear, radiator and coving to ceiling.



BEDROOM 2

FAMILY BATHROOM (6'6 x 5'8) Three piece suite comprising low level WC, wash hand basin and electric shower over panelled bath. Tiled splashback, radiator, wood effect vinyl flooring and UPVC double glazed frosted window to the front.



FAMILY BATHROOM

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OUTSIDE To the front of the property there is driveway parking for multiple vehicles, laid shillies, laid flagstone footpath and lawned area.

Low maintenance and well groomed rear garden with lawned area, floral borders along with shillied borders, external water tap, external power supply and a good sized timber shed. Also at the bottom of the garden there is a timber pergola with seating area.

Gated access down both sides of the property and laid flagstone patio area.



REAR GARDEN

TENURE We are informed the tenure is Freehold

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

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