

Cumbrian Properties

28 Carvoran Way, Carlisle



Price Region £240,000

EPC-

Semi-detached | West of city centre
1 reception room | 4 bedrooms | 2 bathrooms
Driveway parking | Landscaped rear garden

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An immaculately presented four bedroom, semi-detached property situated to the west of Carlisle on a no-through road. The double glazed and gas central heated accommodation briefly comprises of entrance hall, lounge, dining kitchen, sun room with warm roof and UPVC French doors leading to the rear garden, utility room and additional reception room which is currently being utilised as a gym but equally could be an office or play room. To the first floor there are four bedrooms, en-suite shower room to master, and a three piece family bathroom. Fence enclosed rear garden with lawn, patio area and raised composite decking. Off street parking to the front for multiple vehicles on a block paved driveway. This property is in turn-key condition. PLEASE NOTE THE VENDOR IS PURCHASING A NEW BUILD PROPERTY, AND COMPLETION IS RELIANT ON THE NEW BUILD PLOT WHICH IS ESTIMATED FOR COMPLETION SEPTEMBER 2025.

The accommodation with approximate measurements briefly comprises:

Entry via double glazed composite door into entrance hall

ENTRANCE HALL (12'7 x 6'3) Staircase to the first floor, radiator, wood effect laminate flooring and doors to lounge, gym and dining kitchen.

LOUNGE (15' x 11'3) Double glazed window to the front, coving to ceiling and radiator.



LOUNGE

DINING KITCHEN (17'9 x 10'9) Fitted kitchen incorporating a 1.5 bowl sink with drainer and mixer tap, integrated dishwasher, electric oven and grill with four burner electric hob and glass splashback. Radiator, wood effect laminate flooring, double glazed window to the rear, panelled ceiling and door to utility. UPVC double glazed French doors leading through to the sun room.



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UTILITY (9'2 x 8') Fitted worksurface, radiator, plumbing for washing machine, wood effect laminate flooring, double glazed frosted window and UPVC double glazed door to the rear garden.

SUN ROOM (15' x 11') Radiator, wood effect laminate flooring and UPVC doors to the rear garden.



SUN ROOM

GYM/OFFICE (12'6 x 7'9) Double glazed window to the front, radiator, wood effect laminate flooring and built in storage cupboard housing the Baxi boiler.



GYM/OFFICE

FIRST FLOOR LANDING Access via a pull down ladder to loft space. Doors to bedrooms and family bathroom.

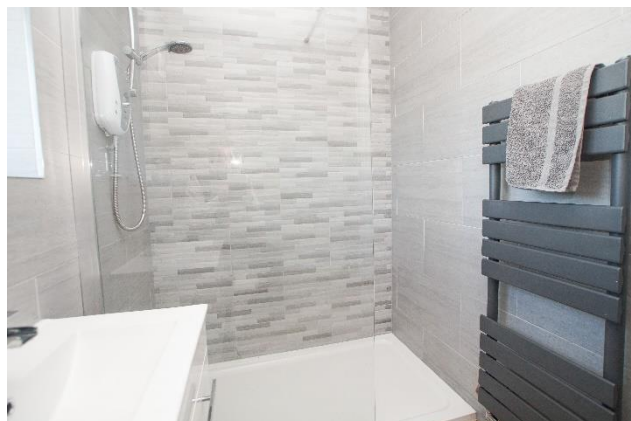
BEDROOM 1 (18'4 x 8'4) Double glazed window to the front, radiator, built in wardrobes with mirrored sliding doors. Door to en-suite shower room.



BEDROOM 1

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EN-SUITE SHOWER ROOM (7'7 x 5'10) Three piece suite comprising of WC, wash hand basin and electric shower in walk-in unit. Heated towel rail, tile effect vinyl flooring, tiled walls and double glazed frosted window to the rear.



EN-SUITE TO BEDROOM 1

BEDROOM 2 (11'7 x 11'8) Double glazed window to the front, radiator and fitted wardrobe with sliding mirrored doors.



BEDROOM 2

BEDROOM 3 (11'4 x 11'5) Double glazed window to the rear and radiator.



BEDROOM 3

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BEDROOM 4 (9'8 x 7'6) Double glazed window to the front, radiator and built in storage cupboard.



BEDROOM 4

FAMILY BATHROOM (8'7 x 6') Three piece suite with WC, wash hand basin and shower with rainfall shower attachment over panelled bath. Aqua panelled splashback, panelled ceiling, heated towel rail and double glazed frosted window to the rear.



BATHROOM

OUTSIDE Block paved driveway parking to the front and shillied pathway with floral borders down the side of the property. To the rear of the property there is a fence enclosed garden comprising of lawned area, composite decking, floral borders, laid shillies and laid flagstones.



REAR GARDEN

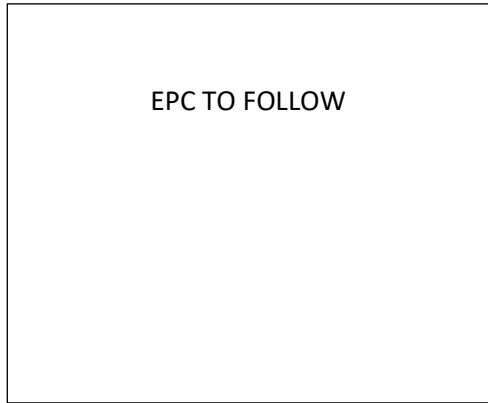
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TENURE To be confirmed

COUNCIL TAX To be confirmed

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