

# Cumbrian Properties

## 3 Powburgh Gardens, Thurstonfield



**Price Region £445,000**

**EPC-**

Detached new build | Popular village location  
Choice of kitchen and bathroom | 4 bedrooms | 2 bathrooms  
Underfloor heating | Garage & EV charger

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## 2/ 3 POWBURGH GARDENS, THURSTONFIELD

This stunning four double bedroom detached property currently under construction by local builders Solway Renovations, situated in a small development of luxury properties. The eco friendly home has been well designed with a high quality air source heating system, fitted solar panels and batteries, and is finished to an exceptionally high standard. Potential buyers have the opportunity to choose their own quality kitchen from Thwaites Holmes, bathroom, en-suite and all flooring. The property has a sense of light and airy space throughout from the vestibule with floor to ceiling windows and apex ceiling leading through to the entrance hall with oak staircase to the first floor, lounge, spacious dining kitchen with double bi-folding doors leading out to the rear garden, utility room, cloakroom and access to the garage. To the first floor there are four double bedrooms – all with fitted wardrobes and a modern en-suite to the Master, four piece family bathroom and a stunning south facing mezzanine glass balcony with views to the front of the property.

Externally there is off street parking with EV charger point, single garage and low maintenance front and rear gardens. Situated in the pretty village of Thurstonfield just a 10 minute drive into Carlisle and in close proximity to local village schools at Kirkbampton and Burgh By Sands.

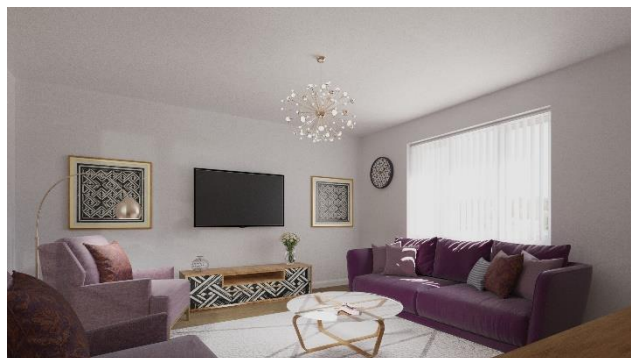
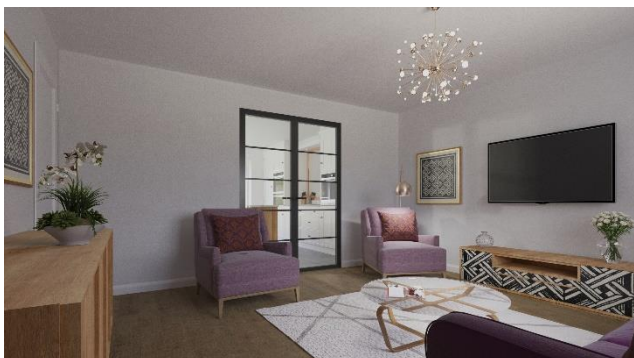
The accommodation with approximate measurements briefly comprises:

Entry via composite door into vestibule.

**VESTIBULE** An apex ceiling and floor to ceiling windows creating a light and airy space. Built in cloaks cupboard and glazed door leading into entrance hall.

**ENTRANCE HALL** Oak staircase to the first floor and glazed doors to lounge and dining kitchen.

**LOUNGE (15' x 14'4)** Double glazed windows to the front and double doors leading through to the dining kitchen.



EXAMPLE LOUNGE IMAGES

**DINING KITCHEN (22'8 x 14'5)** Two sets of bi-folding doors leading out to the rear patio. Purchasers have a choice of Thwaites Holme kitchen with plenty space for a kitchen island. Door to separate utility room.

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EXAMPLE DINING KITCHEN PHOTOGRAPHS

**UTILITY ROOM (9'7 x 6'4)** To be finished in the same Thwaites Holme kitchen. Plumbing for washing machine, sink unit and doors to rear garden, cloakroom, garage and boiler cupboard.

**CLOAKROOM** Two piece suite comprising of wash hand basin and WC.

**FIRST FLOOR LANDING** South facing mezzanine glazed balcony with views to the front. Loft access and doors to all bedrooms, bathroom and built in storage cupboard.

**MASTER BEDROOM (15' x 14'4)** Double glazed windows to the front, walk-in wardrobes and en-suite.

**EN-SUITE (7'3 x 6')** Three piece suite comprising of walk-in shower cubicle, wash hand basin and WC.

**BEDROOM 2 (14'8 x 10'6)** Double glazed windows to the rear and built in wardrobes.

**BEDROOM 3 (13'7 x 10'6)** Double glazed windows to the front and built in wardrobes.

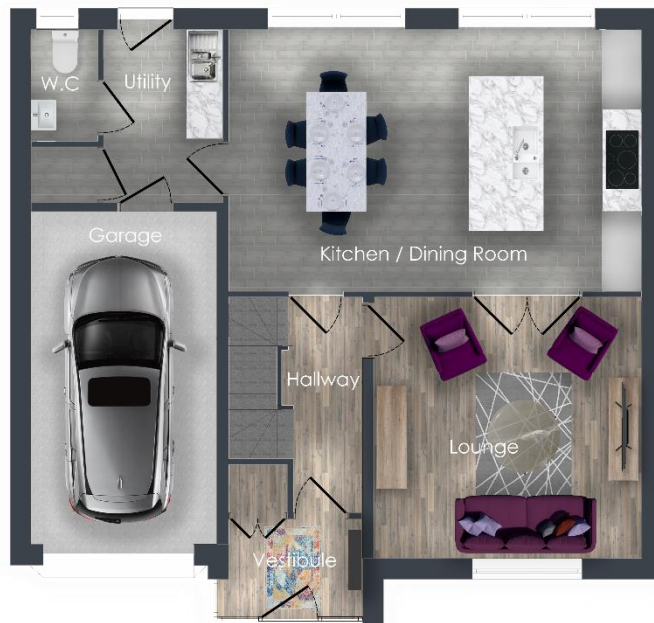
**BEDROOM 4 (10'6 x 10'6)** Double glazed window to the rear and built in wardrobe.

**BATHROOM** Four piece suite comprising of walk-in shower cubicle, panelled bath, WC and wash hand basin. Double glazed frosted window to the rear.

**OUTSIDE** To the front of the property there will be a low maintenance gravelled garden with private driveway and EV charging point. To the rear there will be a low maintenance lawned garden.

**NOTE** – Planning permission is in place should the buyer wish to add log burning stoves or solar panels.

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GROUND FLOOR



FIRST FLOOR

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**TENURE** To be confirmed

**COUNCIL TAX** We are informed the property is in tax band E

**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.

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more than

**390**

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we sold

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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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