

# Cumbrian Properties

## 39 Glaramara Drive, Brackenleigh



**Price Region £260,000**

**EPC-C**

Detached property | Popular location  
2 reception rooms | 4 bedrooms | 2 bathrooms  
Spacious garden, drive & garage | Immaculately presented

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)



## 2/ 39 GLARAMARA DRIVE, BRACKENLEIGH, CARLISLE

An immaculately presented, four bedroom, two bathroom, two reception room detached family home situated in a popular location to the west of the city. The property has high quality fixtures and fittings throughout including recently fitted composite exterior doors, oak internal doors, spotlights and tiled flooring and briefly comprises entrance hall, cloakroom, lounge with stove effect gas fire, dining room with French doors to the rear garden and kitchen. Moving to the first floor there is a spacious landing leading to three double bedrooms with en-suite to the master, single bedroom with good size built-in storage and a three piece family shower room. Externally, the property has plenty of parking space for all the family, garage with plumbing for an extra washing machine and a generous garden with lawn and sandstone patio. The property is double glazed and gas central heated and is positioned in a cul-de-sac in the catchment for popular primary and secondary schools and with easy access to the western bypass. With local amenities in close proximity this property really is in an ideal location for growing families.

The accommodation with approximate measurements briefly comprises:

### **Composite front door into entrance hall.**

**ENTRANCE HALL** Double doors to the lounge, doors to kitchen and cloakroom, tiled flooring, coving to the ceiling, spotlights, radiator, understairs storage cupboard and staircase to the first floor.



ENTRANCE HALL

**CLOAKROOM** Two piece suite comprising WC and vanity unit wash hand basin. Radiator, double glazed frosted window, tiled flooring, coving and spotlights to the ceiling.



CLOAKROOM

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**LOUNGE (18' x 10')** Fireplace housing a stove effect gas fire, double glazed windows to the front, two radiators, coving and spotlights to the ceiling, and door to dining room.



LOUNGE

**DINING ROOM (10' x 8'5)** Double glazed French doors to the rear garden, radiator, coving to the ceiling, tiled flooring and door to kitchen.



DINING ROOM

**KITCHEN (13' max x 9' max)** Fitted kitchen incorporating an integrated fridge freezer and washing machine, electric oven and grill with four ring gas hob and extractor hood above, stainless steel sink with mixer tap, radiator, tiled flooring, coving and ceiling spotlights, double glazed window and composite door to the side.



KITCHEN



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### **FIRST FLOOR**

**LANDING** Doors to bedrooms and bathroom. Built-in storage cupboard housing the Worcester combi boiler, coving to the ceiling and loft access.



LANDING

**BEDROOM 1 (12' x 11')** Double glazed window to the rear, radiator, coving to the ceiling and door to en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM** Three piece suite comprising shower cubicle, WC and wash hand basin. Radiator, part tiled walls and wood effect flooring.

**BEDROOM 2 (11' x 9'6)** Double glazed window to the front, radiator and coving to the ceiling.



BEDROOM 2

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**BEDROOM 3 (10' x 7')** Double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM 3

**BEDROOM 4 (9'5 x 7')** Double glazed window to the front, radiator, coving to the ceiling and built-in storage cupboard.



BEDROOM 4

**SHOWER ROOM (7'9 x 5'8)** Three piece suite comprising walk-in double shower cubicle with waterfall showerhead, vanity unit wash hand basin and WC with concealed cistern. Double glazed frosted window, heated towel rail, coving and ceiling spotlights.



SHOWER ROOM

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**OUTSIDE** Driveway to the front providing off-street parking in front of the garage. To the rear of the property is a generous lawned garden with sandstone patio and outside tap.

**GARAGE** The garage has been partitioned to create storage and a rear utility area with plumbing for washing machine.



REAR GARDEN



REAR OF THE PROPERTY

**TENURE** We are informed the tenure is Freehold. Service charge to be confirmed by the vendor.

**COUNCIL TAX** We are informed the property is Tax Band D.

**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.

