

Cumbrian Properties

8 Hamilton Drive, The Ridings



Price Region £360,000

EPC-B

Detached house | Spacious dining kitchen
1 reception | 4 double bedrooms | 2 bathrooms
Generous gardens | Parking & garage

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This spacious, four double bedroom, two bathroom, detached family home provides well-proportioned rooms and plenty of living space along with generous gardens and parking. Located in a quiet no-through road on The Ridings Story estate the property is well-positioned with an open aspect and briefly comprises a light and airy entrance hall leading to the 26' dining lounge with French doors opening onto the rear garden, a spacious dining kitchen with integrated appliances, ground floor cloakroom and access into the integral garage. To the first floor off the galleried landing there are four double bedrooms with fitted wardrobes and en-suite shower room to the master along with a four piece family bathroom. Externally, to the front of the property, there is a block paved driveway providing off-street parking for two vehicles and a single garage. To the rear of the property is a generous, secure, lawned garden providing potential to extend (subject to planning permission). Located in a semi-rural location close to popular primary and secondary schools and on regular bus routes to the city centre the property makes an ideal family home.

The accommodation with approximate measurements briefly comprises:

Front door into spacious entrance hall.

ENTRANCE HALL Doors to dining kitchen, lounge, cloakroom, understairs storage cupboard and garage. Staircase to the first floor, radiator, double glazed Velux window and coving to the ceiling.



ENTRANCE HALL

CLOAKROOM Two piece suite comprising wash hand basin and WC. Part tiled walls, tiled flooring and radiator.

DINING LOUNGE (26'8 max x 12'3 max) Double glazed windows to the front, double glazed French doors to the rear garden, two radiators, coal effect gas fire and coving to the ceiling.



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ENTRANCE HALL

DINING KITCHEN (20' max x 11'6 max) Fitted kitchen incorporating an electric oven and grill with four ring gas hob and extractor hood above, integrated fridge and freezer, integrated dishwasher and washing machine, undercounter lighting, ceiling spotlights, tiled flooring, double glazed French doors to the rear garden, double glazed window and radiator.



ENTRANCE HALL

FIRST FLOOR

GALLERIED LANDING Doors to bedrooms and bathroom. Built-in cupboard housing the water cylinder, radiator and loft access.

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BEDROOM 1 (11' x 10'4 to fitted wardrobes) A range of fitted wardrobes, double glazed window to the front, radiator and door to the en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (6'9 x 3'6) Three piece suite comprising walk-in double shower cubicle, wash hand basin and WC. Part tiled walls, frosted glazed window, ceiling spotlights, heated towel rail and tiled flooring.



EN-SUITE SHOWER ROOM

BEDROOM 2 (11'9 x 9'3) Double glazed window to the rear and radiator.



BEDROOM 2

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



BEDROOM 3

BEDROOM 4 (12'6 x 8'7) Double glazed window to the front and radiator.



BEDROOM 4

FAMILY BATHROOM (9' max x 7' max) Four piece suite comprising shower cubicle, panelled bath, wash hand basin and WC. Part tiled walls, tiled flooring, frosted glazed window, heated towel rail and ceiling spotlights.



FAMILY BATHROOM

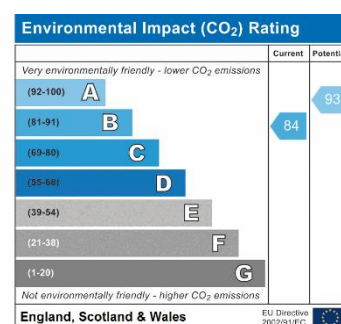
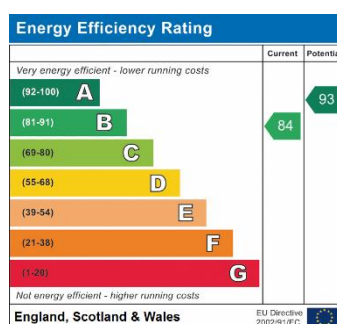
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OUTSIDE To the front of the property is a low maintenance lawned garden and a block paved driveway providing off-street parking for two/three vehicles in front of the single garage. To the rear of the property is a generous lawned garden with patio seating area providing the potential for extension (subject to planning permission) along with garden shed, external water supply and gate providing access to the front of the property.

GARAGE (16'7 x 8'6) Power, light, water supply and the Worcester boiler.



REAR GARDEN



TENURE We are informed the tenure is Freehold.

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.

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