

Cumbrian Properties

219 Durdar Road, Carlisle



Price Region **£389,950**

EPC-

Detached dormer bungalow | Stunning racecourse views
3 reception rooms | 4 bedrooms | Ground floor bathroom
Garden room/studio | Drive, detached garage & mature gardens

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This charming, deceptively spacious detached dormer bungalow offers a well-thought-out layout, perfect for versatile family living. Located in a sought-after area to the south of Carlisle, the property boasts stunning views over Carlisle Racecourse and provides convenient access to key transport links, including Carlisle bypass and junction 42 of the M6 motorway. The gas central heated and double glazed accommodation welcomes you with an entrance porch leading into a light and airy entrance hall. The heart of the home is the impressive 23'9" dining lounge, complete with patio doors that open onto the rear garden, creating a seamless connection to outdoor living. The dining room, connected by an archway to the dining kitchen, adds to the property's practicality and charm. The cosy conservatory provides a peaceful retreat with views of the garden, perfect for relaxing or entertaining. The ground floor also features two generously proportioned bedrooms and a four-piece bathroom suite. Upstairs, you will find two additional double bedrooms, both with built-in storage, ideal for growing families or guests. The outdoor space is equally appealing, with a lawned front garden complemented by a block-paved driveway leading to a detached garage. The mature landscaped rear garden provides a private oasis, incorporating a patio and a garden building, currently utilised as an art studio, offering a creative or functional space for its new owners. Set back off Durdar Road, this property enjoys a prime location with a balance of countryside tranquillity and urban accessibility, making it a standout choice for a wide range of buyers.

The accommodation with approximate measurements briefly comprises:

UPVC double glazed door into the entrance porch.

ENTRANCE PORCH (6'9" x 4'8") Tiled floor and UPVC double glazed door into the hall.

ENTRANCE HALL (17' x 14') Staircase to the first floor, radiator, coving to ceiling and storage cupboard. Doors to dining lounge, dining room, bedrooms and family bathroom.



ENTRANCE HALL

DINING LOUNGE (23'9" x 12'7") Double glazed window to the front, two radiators, coving to ceiling, two ceiling roses, marble fireplace housing a gas fire, wood effect laminate flooring, UPVC double glazed patio doors to the rear garden and doors to the dining room.



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DINING ROOM (14' x 8'6) Radiator, coving to the ceiling, ceiling rose and archway to the dining kitchen.



DINING ROOM

DINING KITCHEN (17' x 10'3) Fitted kitchen incorporating a one and a half bowl sink with mixer tap, tiled splashbacks, four burner electric hob, overhead extractor, plumbing for washing machine and built-in eye-level oven and grill. Double glazed window to the side and UPVC double glazed sliding patio doors to the conservatory.



DINING KITCHEN

CONSERVATORY (14' x 10') UPVC double glazed French doors to the rear garden, two radiators and wood effect laminate flooring.



CONSERVATORY

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BEDROOM 3 (10'4 x 9') UPVC double glazed window to the front, coving to the ceiling, radiator, fitted wardrobe and cupboard.



BEDROOM 3

BEDROOM 4 (10'4 x 9') UPVC double glazed window to the front, coving to the ceiling and radiator.



BEDROOM 4

BATHROOM (10'6 x 8'8) Four piece suite comprising WC, wash hand basin, panelled bath and walk-in shower unit with electric shower and panelled splashbacks. Radiator, UPVC double glazed frosted windows to the side and rear, coving to the ceiling, tiled walls and wood effect vinyl flooring.



BATHROOM

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FIRST FLOOR

LANDING Doors to bedrooms 1 and 2, coving to the ceiling, fitted storage cupboards and cupboard housing the Worcester boiler.



LANDING

BEDROOM 1 (12' x 11'6) UPVC double glazed window to the side, radiator and built-in storage cupboard.



BEDROOM 1

BEDROOM 2 (12'9 x 11'9) UPVC double glazed window to the side, radiator and built-in storage cupboard.



BEDROOM 2

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OUTSIDE Gated driveway to the front of the property opening onto a block paved driveway leading to a detached garage and lawned garden with borders housing a variety of bushes, trees and shrubs. Landscaped rear garden with lawn, paved patios, floral borders, gated access to both sides and garden room.



REAR GARDEN

GARDEN ROOM (21'8 x 12') Currently used as an art studio but could also provide an office/gym with UPVC double glazed door, UPVC double glazed window to the front, two Velux windows, light and power, wood effect laminate flooring, fitted cupboards, worksurface and sink unit.



GARDEN ROOM

DETACHED SINGLE GARAGE (18'9 x 8'6) Electric up and over door, UPVC double glazed frosted window to the side, power, light and water.

TENURE We are informed the tenure is Freehold

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

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