

Cumbrian Properties

32 Newbury Way, Carlisle



Price Region £225,000

EPC-B

Semi-detached townhouse | Popular residential area
1 reception room | 4 bedrooms | 2 bathrooms
Parking & rear garden | Remainder of NHBC warranty

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 32 NEWBURY WAY, CARLISLE

This recently constructed townhouse is a delightful four bedroom, two bathroom gem that is being offered for sale in turn-key condition. Originally serving as the showcase house for Story Homes, this property boasts a welcoming entrance hall, a convenient cloakroom, modern dining kitchen and a spacious lounge with French doors that open out to the rear garden. As you ascend to the first floor, you will find three well-appointed bedrooms, a tastefully designed bathroom and a convenient built in storage space on the landing. The second floor reveals the 24' master bedroom, complete with its own en-suite shower room, ensuring a private retreat for the homeowners.

The accommodation with approximate measurements briefly comprises:

Double glazed composite door into entrance hall

ENTRANCE HALL (15'7 x 4') Wood effect porcelain tiled flooring and understairs storage cupboard. Doors to cloakroom, dining kitchen and lounge.



ENTRANCE HALL

CLOAKROOM Two piece suite comprising wash hand basin and WC. Tiled splashback, concealed radiator, wood effect porcelain tiled flooring and double glazed frosted window to the front.



CLOAKROOM

DINING KITCHEN (18'6 x 8'3) Fitted kitchen incorporating a one and a half bowl sink with mixer tap, four burner induction hob with extractor hood above, aluminium splashback, eye level double oven and grill, integrated fridge freezer, double glazed bay window to the front, radiator and wood effect porcelain tiled flooring.

3/ 32 NEWBURY WAY, CARLISLE



DINING KITCHEN

LOUNGE (17'9 x 15'7) Two radiators, Velux windows and double glazed French doors to the rear garden.



LOUNGE

FIRST FLOOR

LANDING Doors to bathroom and three bedrooms. Built-in storage cupboard and staircase to the second floor landing.

BATHROOM (7'5 x 5'6) Three piece suite comprising wash hand basin with mixer tap and tiled splashback, shower over panelled bath and WC. Tiled flooring, heated towel rail and double glazed frosted window to the front.



BATHROOM

4/ 32 NEWBURY WAY, CARLISLE

BEDROOM 2 (11'3 x 8'7) Radiator, fitted wardrobe with sliding mirror fronted doors and double glazed window to the rear.



BEDROOM 2

BEDROOM 3 (12'6 x 8'7) Radiator and double glazed window to the front.



BEDROOM 3

BEDROOM 4 (10'4 x 6'9) Radiator and double glazed window to the rear.



BEDROOM 4

5/ 32 NEWBURY WAY, CARLISLE

SECOND FLOOR

BEDROOM 1 (24' x 8'5) UPVC double glazed window to the front, Velux window to the rear, fitted wardrobe, two radiators and door to en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (7'5 x 7') Three piece suite comprising walk-in shower with rainfall shower attachment, low level WC and wash hand basin. Tiled flooring, radiator, Velux window and built-in cupboard housing the boiler.



EN-SUITE SHOWER ROOM

OUTSIDE Block paved driveway to the front providing parking for several vehicles. Enclosed lawned rear garden with paved and gravelled patio and outside tap.



REAR GARDEN

6/ 32 NEWBURY WAY, CARLISLE

TENURE To be confirmed by the vendor.

COUNCIL TAX We are informed the property is Tax Band C.

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.

