

# Cumbrian Properties

Lyndhurst, Thursby



**Price Region £250,000**

**EPC-D**

Detached bungalow | Popular village location  
1 reception room | 2 double bedrooms | Shower room  
Front & rear gardens | Driveway parking, garage & outhouse

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## 2/ LYNDHURST, CURTHWAITE ROAD, THURSBY

This charming, deceptively spacious two bedroom detached bungalow is nestled in the highly desirable village of Thursby to the west of Carlisle. While it appears compact from the outside, the property offers an impressive amount of space inside. As you step inside, you're welcomed by a bright and airy entrance hall that flows into the heart of the home. The lounge is inviting and generous in size, ideal for relaxation or entertaining. The modern dining kitchen is designed with contemporary fixtures and ample workspace featuring a convenient walk-in pantry that offers excellent storage for kitchen essentials. Both bedrooms are large double rooms, bathed in natural light, offering plenty of space for comfortable living. The shower room is well-appointed, combining modern tiling with practical amenities. Outside, the property boasts well-maintained lawned gardens at both the front and rear. The garden at the rear is perfect for outdoor dining or simply enjoying the fresh air. There is also a driveway with ample parking leading to a single garage for added convenience. Additionally, the outhouse provides extra storage or the potential for a small workshop. With no onward chain, this bungalow represents a fantastic opportunity for those looking to settle in a village setting while being within easy reach of Carlisle and surrounding areas.

The accommodation with approximate measurements briefly comprises:

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

**ENTRANCE HALL (17'4 x 7'5)** Radiator, coving to the ceiling and loft access.

Doors to lounge, dining kitchen, bedrooms and shower room.



ENTRANCE HALL

**LOUNGE (18' x 14')** UPVC double glazed bay window to the front, UPVC double glazed window to the side, fireplace housing a gas fire, two radiators, ceiling rose and coving.



LOUNGE

3/ LYNDHURST, CURTHWAITE ROAD, THURSBY

**DINING KITCHEN (13' x 12')** Fitted kitchen incorporating an eye-level oven and grill, five ring gas hob with tiled splashback and extractor hood above, integrated dishwasher and a one and a half bowl sink unit with mixer tap. UPVC double glazed windows to the side and rear, radiator, coving to the ceiling, tile effect laminate flooring, door to walk-in pantry and UPVC double glazed frosted door to the inner hall.



DINING KITCHEN

**WALK-IN PANTRY (6'5 x 3'9)** UPVC double glazed window to the side, consumer unit and tile effect laminate flooring.

**INNER HALL (10'7 x 3'5)** UPVC double glazed frosted door to the front, UPVC door to the rear, tiled flooring, doors to the garage and **BOILER ROOM (6' x 3'5)** with power, light and boiler.

**BEDROOM 1 (17' x 14')** UPVC double glazed bay window to the front, radiator and coving to the ceiling.



BEDROOM 1

**BEDROOM 2 (13' x 13')** UPVC double glazed window to the rear, radiator and coving to the ceiling.

4/ LYNDHURST, CURTHWAITE ROAD, THURSBY



BEDROOM 2

**SHOWER ROOM (7'4 x 6')** Three piece suite comprising walk-in shower unit, WC and wash hand basin. Tiled walls, tiled flooring, heated towel rail and UPVC double glazed frosted window to the rear.



SHOWER ROOM

**OUTSIDE** Lawned front garden with borders housing a variety of shrubs and bushes along with a driveway leading to the single garage. Lawned rear garden with flagged patio, gravelled borders, outhouse and gated access to both sides.



REAR GARDEN

5/ LYNDHURST, CURTHWAITE ROAD, THURSBY

**OUTHOUSE (10' x 7'8)** Breeze block construction located at the back of the garage with a UPVC door, UPVC double glazed window to the rear, power and light.

**GARAGE (17'9 x 10')** Electric roller door, power and light, taps and plumbing for washing machine and UPVC double glazed window to the side.

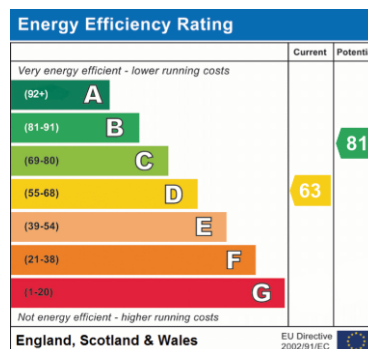


FRONT EXTERNAL

**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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