

# Cumbrian Properties

110 Hurley Road, Little Corby



**Price Region £275,000**

**EPC-**

Extended semi-detached | 5 bedrooms  
24' dining lounge | Sun Room | No onward chain  
Driveway and garage | Gardens

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2/ 110 HURLEY ROAD, LITTLE CORBY, CARLISLE

This five-bedroom extended semi-detached property, nestled in a tranquil cul-de-sac in Little Corby, boasts a welcoming entrance hall leading to a spacious 24' dining lounge and a well-appointed kitchen with integrated appliances. An inner hallway connects to a cloakroom and garage/workshop. The recently constructed sunroom features French doors opening to a stunning rear garden with Italian sandstone patio, lawned area, a pond, wooden decking, laid shillies, and a garden shed. The first floor offers five bedrooms, four that are doubles, and a recently updated family bathroom, and access via a loft ladder to a fully boarded and insulated attic space. The property, an ideal family home, enjoys a gated driveway, low maintenance front garden, and proximity to shops, amenities, and easy access to the A69. It is offered with the advantage of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into entrance hall.

**ENTRANCE HALL** Radiator, staircase to the first floor and door to dining lounge.



ENTRANCE HALL

**DINING LOUNGE (24'4 x 13'4)** Double glazed window to the front, electric fire, two radiators and coving to ceiling. Door to kitchen and wooden French doors leading to the sun room.



3/ 110 HURLEY ROAD, LITTLE CORBY, CARLISLE



DINING LOUNGE

**SUN ROOM (14'6 x 11'3)** Double glazed windows to the side and rear, radiator and double glazed French doors to the rear garden.



SUN ROOM

**KITCHEN (15'8 x 9')** Fitted kitchen incorporating a 1.5 bowl sink with drainer and mixer tap, four burner gas hob with overhead extractor, tiled splashbacks, integrated dishwasher and Neff oven and grill. Tile effect laminate flooring, double glazed windows to the rear, radiator, coving to ceiling and shelved pantry. Door to inner hallway.



KITCHEN

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**INNER HALLWAY** UPVC door to the rear garden and doors to cloakroom and garage.

**CLOAKROOM (4'9 x 3')** Two piece suite comprising wash hand basin with mixer tap and WC. Tiled flooring, heated towel rail, aqua panelled walls and panelled ceiling.



INNER HALL



CLOAKROOM

**GARAGE (15' x 12'10)** With electric up and over door, power supply, fitted worksurface and plumbing for washing machine.

**FIRST FLOOR LANDING** Doors to bedrooms and family bathroom. Access via loft ladder to boarded and insulated attic space with light.



LANDING

**BEDROOM 1 (13'10 x 12'9)** Double glazed window to the rear, radiator, coving to ceiling and a range of fitted wardrobes, drawers and bedside tables.



BEDROOM 1

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**BEDROOM 2 (12'9 x 8'9)** Double glazed window to the front, radiator and coving to ceiling.



BEDROOM 2

**BEDROOM 3 (12' x 10)** Double glazed window to the front, radiator, coving to ceiling and built in shelved storage cupboard also housing the Worcester boiler.



BEDROOM 3

**BEDROOM 4 (10'8 x 9'6)** Double glazed window to the rear, radiator and coving to ceiling.



BEDROOM 4

6/ 110 HURLEY ROAD, LITTLE CORBY, CARLISLE

**BEDROOM 5 (7'2 x 6'9)** Double glazed window to the rear, radiator and coving to ceiling.



BEDROOM 5

**FAMILY BATHROOM (8' x 6')** Three piece suite comprising wash hand basin with waterfall tap, WC and panelled bath with a mixer waterfall tap and shower above with waterfall and body attachments. Panelled ceiling, aqua panelled walls, slate effect vinyl flooring, heated towel rail and double glazed frosted window to the front.



FAMILY BATHROOM

**OUTSIDE** To the front of the property there is a gated driveway providing off street parking, shillied and slate areas and floral borders. Rear garden comprises of Italian sandstone patio area, laid shillies, greenhouse, floral borders, a pond, decked area and a good size garden shed. A gate at the rear gives access to the A69 for ease of access. External tap and gate to the side leading round to the front.



7/ 110 HURLEY ROAD, LITTLE CORBY, CARLISLE



REAR GARDEN



VIEW

**TENURE** To be confirmed

**COUNCIL TAX** We are informed the property is in 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.

EPC TO FOLLOW