

Cumbrian Properties

2 Watermans Walk, Oakland View



Price Region £299,950

EPC-C

Detached family home | Conservatory
1 reception room | 4 bedrooms | 2 bathrooms
Cul-de-sac location | South facing rear garden

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

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

2/ 2 WATERMANS WALK, CARLISLE

This detached four-bedroom home is nestled within a cul-de-sac and boasts a landscaped, south-facing rear garden. As you enter, you're greeted by a welcoming entrance hall that leads to a convenient cloakroom. The heart of the home is a generous 27-foot dining lounge, perfect for family gatherings and entertaining guests. The modern, fitted kitchen features integrated appliances and practical utility room. The property also includes a charming conservatory, offering an ideal spot for relaxation while enjoying views of the garden. Ascending to the first floor, you'll find four well-proportioned bedrooms, master en-suite shower room and family bathroom. South-facing rear garden and tarmac driveway to the front that leads to a single garage, offering ample parking and storage options. This home combines spacious living areas making it a perfect choice for a growing family. The property also benefits from being close to a park, schools, shops, amenities and Junction 42 of the M6 motorway.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL (15' x 6') Wood effect laminate flooring, radiator, staircase to the first floor, doors to dining lounge and cloakroom.

CLOAKROOM Two piece suite comprising WC and wash hand basin with tiled splashback. Tiled flooring, radiator and UPVC double glazed window to the front.



ENTRANCE HALL/CLOAKROOM

DINING LOUNGE (27'7 x 15') UPVC double glazed windows to the front, two radiators, gas fire with wooden mantle, understairs cupboard, coving to the ceiling, UPVC double glazed French doors to the conservatory and door to kitchen.



DINING LOUNGE

CONSERVATORY (11'3 x 10') Wood effect laminate flooring and UPVC double glazed French doors to the rear garden.

3/ 2 WATERMANS WALK, OAKLAND VIEW, CARLISLE



DINING AREA



CONSERVATORY

KITCHEN (14' x 10') Fitted kitchen incorporating a four burner gas hob with glass splashback and extractor above, one and a half bowl sink with mixer tap, integrated dishwasher, integrated fridge freezer, eye-level oven and grill. Tile effect laminate flooring and door to utility room.



KITCHEN

UTILITY ROOM (10'5 x 5') Tile effect laminate flooring, fitted units with worktop, sink with tiled splashback and mixer tap, radiator, UPVC door to the rear garden and door to garage.



UTILITY ROOM

FIRST FLOOR

LANDING Doors to all bedrooms and bathroom. Loft access.

4/ 2 WATERMANS WALK, OAKLAND VIEW, CARLISLE

BEDROOM 1 (12' x 9'6) UPVC double glazed windows to the rear, radiator, built-in wardrobes and door to en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (6' x 5'7) Three piece suite comprising shower cubicle, wash hand basin with tiled splashback and WC. Tile effect laminate flooring and heated towel rail.



EN-SUITE SHOWER ROOM

BEDROOM 2 (12' x 11'5) UPVC double glazed windows to the front and radiator.



BEDROOM 2

BEDROOM 3 (10' x 9') UPVC double glazed windows to the front and radiator.

5/ 2 WATERMANS WALK, OAKLAND VIEW, CARLISLE

BEDROOM 4 (9' x 6'4) UPVC double glazed window to the rear, radiator and fitted storage unit.

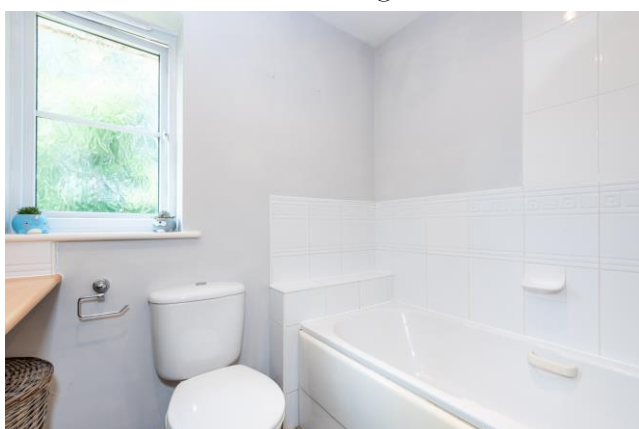


BEDROOM 3



BEDROOM 4

FAMILY BATHROOM (7'3 x 6') Three piece suite comprising panelled bath with shower over, wash hand basin with tiled splashback and WC. Tile effect vinyl flooring, radiator and UPVC double glazed frosted window to the rear.



FAMILY BATHROOM

OUTSIDE Tarmac driveway to the front of the property with lawn and flagstone footpath. To the rear of the property is a south-facing garden incorporating lawn, flagstones, floral borders, shrubs and bushes, stone chippings, garden shed, outside tap and a variety of fruit trees including apple, plum and pear.

GARAGE (18' x 8'8) Central heated boiler.



6/ 2 WATERMANS WALK, OAKLAND VIEW, CARLISLE

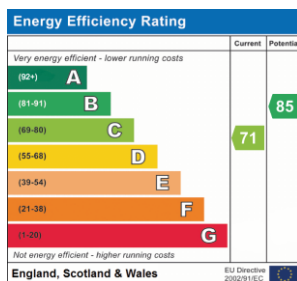


FRONT EXTERNAL

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.



reasons to sell with us...

more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

Celebrating over 30 years
on your high street

www.cumbrian-properties.co.uk

