

Cumbrian Properties

Wilmar, Irthington, Carlisle



Price Region £415,000

EPC-E

Detached dormer bungalow | Countryside views to the rear
2 reception rooms | 3 bedrooms | 3 bathrooms
Lawned gardens | Two garages & gated driveway parking

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2/ WILMAR, IRTHINGTON, CARLISLE

This charming, oil central heated, detached dormer bungalow, situated in the village of Irthington, offers a "turn-key" experience. As you enter through the entrance hall you'll find a snug with slate fireplace, spacious 22'5 dining lounge with picturesque countryside views, a well-equipped kitchen with integrated appliances, convenient utility room, cloakroom, and ground floor bedroom with en-suite shower room. The first floor features two bedrooms, one of which is 27' with a four piece en-suite bathroom and scenic countryside views. There is also a first floor shower room for convenience. External highlights include a block paved gated driveway, front and rear lawned gardens, an integral garage and a detached garage/workshop with ample loft storage.

The accommodation with approximate measurements briefly comprises:

UPVC door leading into the entrance hall.

ENTRANCE HALL (19'6 x 6') UPVC double glazed window to the front, radiator, Velux skylight, understairs storage cupboard and staircase to the first floor. Doors to snug, bedroom 1, cloakroom, dining lounge and kitchen.

SNUG (15' x 13') UPVC double glazed window to the front, radiator, coving to the ceiling and slate fireplace housing an open fire.



SNUG

BEDROOM 1 (21'4 x 11'6) Two UPVC double glazed windows to the front, two radiators, built-in shelved storage cupboard and door to en-suite shower room.



BEDROOM 1

3/ WILMAR, IRTHINGTON, CARLISLE

EN-SUITE SHOWER ROOM (7' x 5'4) Three piece suite comprising walk-in shower cubicle wash hand basin and WC. UPVC double glazed frosted window to the side, heated towel rail and tiled walls.



EN-SUITE SHOWER ROOM



CLOAKROOM

CLOAKROOM Two piece suite comprising sink and wash hand basin. Tiled splashbacks and radiator.

DINING LOUNGE (22'5 x 18'4) Full length UPVC double glazed windows to the rear, UPVC double glazed windows to both sides, four radiators and coving to the ceiling.



DINING LOUNGE

KITCHEN (17'9 x 11') Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, oven and grill with six ring hob and extractor hood above, integrated appliances, wood effect vinyl flooring, radiator, UPVC double glazed window to the rear and door to utility room.



4/ WILMAR, IRTHINGTON, CARLISLE

UTILITY ROOM (11'9 x 7') Fitted wall and base units incorporating a one and a half bowl stainless steel sink unit with mixer tap, wood effect vinyl flooring, radiator, central heating boiler, UPVC double glazed window to the rear and door to the garage.



UTILITY ROOM

FIRST FLOOR

LANDING Doors to bedrooms and shower room.

BEDROOM 2 (27'7 x 14'6) UPVC double glazed window to the rear, two radiators, two Velux windows to the front, built-in storage cupboard with light, fitted wardrobes, drawers and dressing table and door to en-suite bathroom.



BEDROOM 2

EN-SUITE BATHROOM 2 (11'7 x 6'5) Four piece suite comprising panelled bath, wash hand basin, low level WC and walk-in shower cubicle. Heated towel rail, fully tiled walls and UPVC double glazed frosted window to the side.



5/ WILMAR, IRTHINGTON, CARLISLE

SHOWER ROOM (5'9 x 3'8) Three piece suite comprising wash hand basin, WC and walk-in shower unit.



SHOWER ROOM

BEDROOM 3 (13' x 11'3) UPVC double glazed window to the side, radiator and built-in storage cupboard.



BEDROOM 3

OUTSIDE Gated block paved driveway to the front of the property with lawned garden and borders housing a variety of shrubs, bushes and trees. Lawned rear garden with decked area, flagged patio, greenhouse and borders housing a variety of shrubs and bushes.

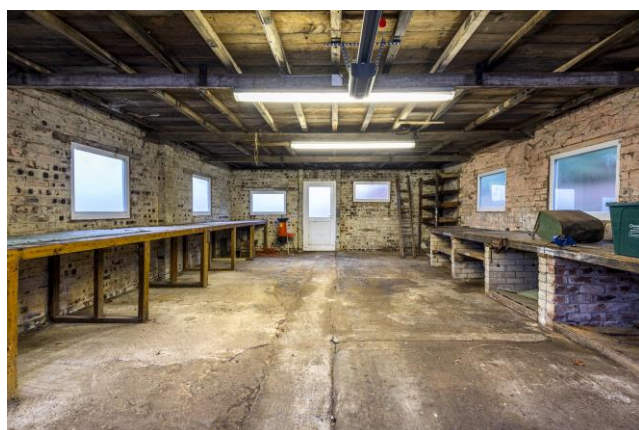
INTEGRAL GARAGE (16' x 12') Electric door, light, power and UPVC double glazed frosted window to the side.

DETACHED GARAGE (29' x 18'6) Electric door, eight UPVC double glazed frosted windows, UPVC double glazed frosted door to the rear, loft access providing ample storage.

6/ WILMAR, IRTHINGTON, CARLISLE



REAR OF THE PROPERTY



DETACHED GARAGE



GARDEN AND VIEW



TENURE We are informed the tenure is Freehold.

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

SERVICES Oil central heating, mains electricity and mains drainage are connected.

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.

