

Cumbrian Properties

8 Aballava Way, Burgh by Sands



Price Region **£385,000**

EPC-B

Detached family home | Open views over the countryside

1 reception room | 4 double bedrooms | 2 bathrooms

Garage & gardens | Village location

01228 599940

2 Lonsdale Street, Carlisle CA1 1DB

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

2/ 8 AVALLAVA WAY, BURGH BY SANDS

A well-appointed, bay fronted, four double bedroom, detached property situated in the popular village of Burgh by Sands with two bathrooms, driveway parking for two vehicles, garage, gardens and fantastic views over the open countryside. The property, which is not overlooked at the front or back, has a 12 point heating system and briefly comprises entrance hall, bay fronted lounge, family dining kitchen with cosy log burning stove and French doors to the garden with open views over the countryside. The kitchen has quality Siemens appliances integrated throughout along with Wi-Fi lighting and a separate utility room. There is also a practical ground floor cloakroom. To the first floor the property has four double bedrooms with a dressing area and fully tiled en-suite shower room with underfloor heating to the master bedroom, and a four piece fully tiled family bathroom with underfloor heating. There is off-street parking for two vehicles leading up to a single garage and the "WOW" factor of the property is the generous lawned rear garden with open aspect and fantastic views over the countryside, perfect to watch the wildlife and glorious sunsets. Burgh by Sands is a popular village situated to the west of Carlisle, just a ten minute drive to the city centre, with its' own school, pub, village hall, church and Post Office and excellent access to the western bypass and A595.

The accommodation with approximate measurements briefly comprises:

Composite front door into entrance hall.

ENTRANCE HALL Staircase to the first floor, understairs storage cupboard, radiator and wood effect flooring. Doors to lounge, dining kitchen and garage.



ENTRANCE HALL

LOUNGE (20'4 max into bay window x 11') Double glazed bay window to the front, double glazed window to the side, radiator and wood effect flooring.



LOUNGE

3/ ABALLAVA WAY, BURGH BY SANDS

DINING KITCHEN (21' x 11'6) Fitted kitchen incorporating a Siemens electric double oven and five ring induction hob, one and a half bowl sink unit with Quooker tap, integrated dishwasher and fridge freezer. Wi-Fi operated over counter mood lighting and ceiling spotlights, log burning stove, radiator, wood effect flooring, two double glazed windows and double glazed French doors to the rear garden. Door to utility.



DINING KITCHEN

UTILITY (8' x 5'6) Plumbing for washing machine, space for tumble dryer, cupboard housing the combi boiler, radiator, wood effect flooring, door to cloakroom and composite door to the side of the property.

CLOAKROOM Two piece suite comprising wash hand basin and WC. Frosted glazed window, radiator and wood effect flooring.



UTILITY



CLOAKROOM

4/ 8 ABALLAVA WAY, BURGH BY SANDS

FIRST FLOOR

LANDING Doors to bedrooms and family bathroom. Built-in storage cupboard with radiator, cupboard housing the hot water cylinder, and access to fully boarded loft with power and light via a drop down ladder.

MASTER BEDROOM (18' max x 14'6 max) Dressing room area with double glazed frosted window and radiator. Double glazed window to the front, radiator and door to en-suite shower room.



MASTER BEDROOM

EN-SUITE SHOWER ROOM (7'9 x 6') Three piece suite comprising walk-in double shower cubicle with waterfall showerhead, vanity unit wash hand basin and WC. Fully tiled walls, tiled floor with underfloor heating, heated towel rail and ceiling spotlights.



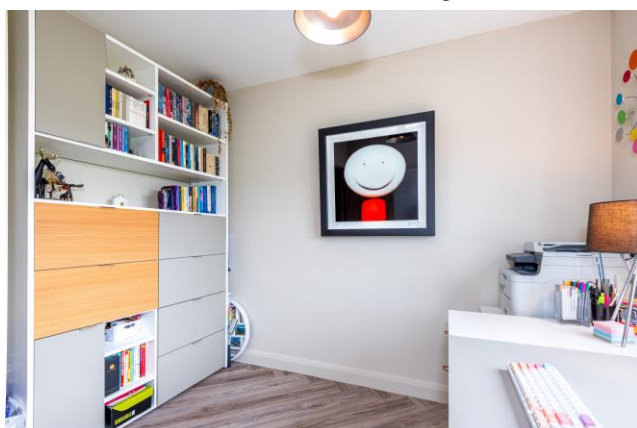
EN-SUITE SHOWER ROOM

BEDROOM 2 (15' x 8'9) Double glazed window to the front with radiator below.



5/ 8 ABALLAVA WAY, BURGH BY SANDS

BEDROOM 3 (10' x 8'9) Double glazed window to the rear with views over the fields, radiator and wood effect flooring.



BEDROOM 3

BEDROOM 4 (11'5 x 8') Double glazed window to the rear with views over the fields, radiator and fitted wardrobes.

FAMILY BATHROOM (7'9 max x 7'7 max) Four piece suite comprising walk-in shower cubicle with waterfall showerhead, panelled bath, vanity unit wash hand basin and WC. Fully tiled walls, tiled floor with underfloor heating, heated towel rail, ceiling spotlights and double glazed frosted window.



FAMILY BATHROOM

OUTSIDE Block paved driveway to the front providing off-street parking for two vehicles leading up to the garage. To the rear of the property is a generous lawned garden with raised flower beds and patio seating area enjoying an open aspect of the fantastic views over the countryside. There are also external power sockets, hot and cold water supply, covered log store and a gate providing access to the front of the property.

GARAGE Power and light.

6/ 8 AVALLAVA WAY, BURGH BY SANDS

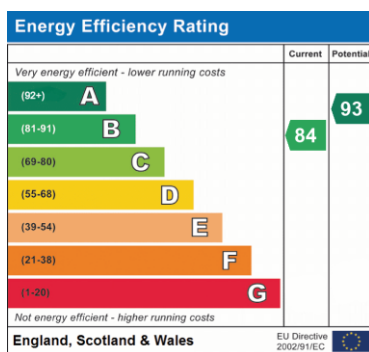


REAR GARDEN

TENURE We are informed the tenure is Freehold.

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

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