

# Cumbrian Properties

## 22 Furlong View, Carlisle



**Price Region £435,000**

**EPC-B**

Executive detached property | Parking and garage  
1 reception room | 4 double bedrooms | 2 bathrooms  
Landscaped rear garden | Stunning views

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## 2/ 22 FURLONG VIEW, CARLISLE

This impressive four double bedroom two bathroom detached family home is tucked away in a quiet private location with stunning views over the racecourse towards the fells. Immaculately presented and with high end fittings throughout, the environmentally friendly property features smart electric heating and solar panels, providing both economic and sustainable living. On entering the property, the feature floor-to-ceiling glazing to the front of the property floods the entrance hall with natural light. There's a sizeable lounge with bi-folding doors leading out to the landscaped gardens and a family dining kitchen fully fitted with quality appliances and French doors to the rear garden. There is also a practical ground floor cloakroom, an integral garage with utility area and access to the rear garden. To the first floor off the spacious landing, are four double bedrooms with a dressing area and fully tiled luxury en-suite to the master along with a spacious four piece family bathroom, both featuring underfloor heating. Each window to the rear elevation shares stunning views of the racecourse and the fells. Externally, the landscaped gardens provide a low maintenance peaceful space to enjoy the outdoors, laid to artificial turf with raised floral borders and electric awning. To the front of the property there is off-street parking for two vehicles along with access to the garage via electronic doors. There's also plenty of visitors parking. Nested on the outskirts of Carlisle, you can access the city centre in just ten minutes with popular village primary and secondary schools in close proximity, the property makes a fantastic family home.

The accommodation with approximate measurements briefly comprises:

Entry through composite front door into the spacious entrance hall.

**ENTRANCE HALL** Doors to cloakroom, dining kitchen and lounge. Oak staircase to first floor, feature floor-to-ceiling windows, engineered oak flooring, ceiling spotlights and electric heater.



ENTRANCE HALL

**CLOAKROOM** Two piece suite comprising vanity unit wash hand basin and WC. Fully tiled walls, ceiling spotlights, frosted glazed window, tiled flooring and towel rail.



CLOAKROOM

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**LOUNGE (20'9 x 10'4)** Log-effect electric fire, double glazed bi-folding doors to the landscaped gardens with views over racecourse towards the fells. Double glazed window to the front with window shutters, glazed panelled smoked glass and door to dining kitchen.



LOUNGE

**DINING KITCHEN (17'6 x 13'5)** Fitted kitchen incorporating NEFF double electric oven and five burner NEFF induction hob, integrated fridge freezer and dishwasher, undermounted sink with mixer tap and tiled splashbacks. Double glazed French doors to the landscaped gardens, double glazed window, ceiling spotlights, electric heater and door to garage/utility.



DINING KITCHEN

**GARAGE / UTILITY (21' x 11')** Electric up and over door, cupboard housing the water cylinder, plumbing/space for washing machine and tumble dryer, base storage units and undermounted sink with mixer tap, ceiling spotlights and door to the side of the property.

**FIRST FLOOR**

**LANDING** Doors leading to all bedrooms and bathroom, built-in cloaks cupboard, access to a partially boarded loft (housing the solar panel controls) via drop-down ladder, ceiling spotlights and electric heater.



LANDING

**MASTER BEDROOM (18'9 max x 13' max)** Double glazed window to the rear with stunning views over the racecourse to the fells, dressing room area and door to the en-suite.

**MASTER EN-SUITE (9' x 5')** Three piece suite comprising walk-in shower cubicle with waterfall showerhead, vanity wash hand basin and WC with concealed cistern. Fully tiled walls, ceiling spotlights, tiled flooring with underfloor heating, illuminated mirror and heated towel rail.



MASTER BEDROOM & EN-SUITE

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**BEDROOM 2 (12' x 9'3)** Double glazed window to the rear with views and electric heater.



BEDROOM 2

**BEDROOM 3 (10'5 max x 10' max)** Double glazed window to the front and electric heater.



BEDROOM 3

**BEDROOM 4 (10' x 9'3)** Double glazed window to the rear with views and electric heater.



BEDROOM 4

**FAMILY BATHROOM (12'6 x 6')** Four piece suite comprising walk-in shower cubicle with waterfall showerhead, panelled bath, vanity unit wash hand basin and WC with concealed cistern. Fully tiled walls and flooring with underfloor heating, heated towel rail, frosted glazed window, illuminated mirror and ceiling spotlights.



FAMILY BATHROOM

**OUTSIDE** To the front of the property there is off-street parking for two vehicles along with further visitors parking. To the rear of the property there are landscaped gardens laid to artificial turf and paving tiles with floral borders and electric awning, garden shed and access either side to the front of the property.



REAR GARDENS

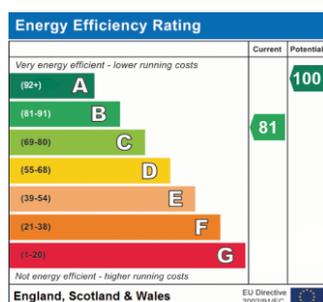
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VIEWS TO THE REAR

**TENURE** We are informed the tenure is Freehold.  
Estate management fee - £140 per annum.

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



**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.

### **ANTI-MONEY LAUNDERING (AML) CHECKS**

Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift).

To carry out these checks there will be a **charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.