

Cumbrian Properties

16 Aballava Way, Burgh by Sands



Price Region £330,000

EPC-B

Detached bungalow | Popular village location
1 reception room | 3 bedrooms | 2 bathrooms
Gardens & garage | Immaculately presented

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2/ 16 ABALLAVA WAY, BURGH BY SANDS

An immaculately presented, three bedroom, two bathroom, detached bungalow situated in the popular village of Burgh by Sands to the west of Carlisle. The double glazed and gas central heated property, which was constructed in 2020, briefly comprises spacious entrance hall with handy built-in storage, lounge with French doors to the rear garden, generous dining kitchen with integrated appliances and plenty of storage, three bedrooms, master en-suite shower room and family bathroom. Low maintenance lawned front garden, block paved driveway leading up to the single garage providing ample off-street parking and generous lawned rear garden with an open aspect enjoying views over the neighbouring fields. Burgh by Sands is a popular village with its own school, pub, church and village hall and beautiful walks, popular with the Cumbria Way.

The accommodation with approximate measurements briefly comprises:

Composite front door into entrance hall.

ENTRANCE HALL Doors to dining kitchen, lounge, bedrooms, bathroom and cloaks cupboard. Two radiators, loft access and wood effect flooring.



ENTRANCE HALL

LOUNGE (17' x 12') Contemporary log effect electric fire, wood effect flooring and French doors to the rear garden.



LOUNGE

DINING KITCHEN (18'5 max x 14'6 max) Fitted kitchen incorporating an electric oven and grill, five ring electric hob with extractor hood above, integrated dishwasher and fridge freezer, one and a half bowl sink unit with mixer tap. Under counter lighting, ceiling spotlights, radiator, wood effect flooring, breakfast bar, wooden worksurfaces, double glazed window and double glazed French doors to the rear garden. Built-in storage cupboard housing the washing machine and tumble dryer. Door to garage.

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DINING KITCHEN

BEDROOM 1 (14'7 max x 10'3 max) Double glazed window to the rear, radiator and door to en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (8'3 x 4'8) Fully tiled double shower cubicle with waterfall shower head, vanity unit wash hand basin and WC. Double glazed frosted window, heated towel rail, ceiling spotlights and wood effect flooring.

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EN-SUITE SHOWER ROOM

BEDROOM 2 (11' x 8'7) Double glazed window to the front with radiator below.

BEDROOM 3 (11' x 8'5) Double glazed window to the front with radiator below.



BEDROOM 2



BEDROOM 3

BATHROOM (8'7 x 5') Three piece suite comprising shower above panelled bath, vanity unit wash hand basin and WC. Part tiled walls, double glazed frosted window, heated towel rail, ceiling spotlights and wood effect flooring.



FAMILY BATHROOM

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OUTSIDE Lawned front garden and block paved driveway providing parking for two/three vehicles leading up to the garage. Generous lawned rear garden with flagged patio and an open aspect to the rear.

GARAGE Single garage with light and power and combi boiler.



REAR GARDEN

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.

