

# Cumbrian Properties

28 Newbury Way, The Ridings, Carlisle



**Price Region £425,000**

**EPC-**

Executive detached | The Ridings  
2 reception rooms | 6 bedrooms | 3 bathrooms  
On a no-through road | Gardens, garage & drive

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

## 2/ 28 NEWBURY WAY, THE RIDINGS, CARLISLE

A fantastic opportunity to purchase an executive and well appointed six bedroom, three bathroom and two reception room detached family home situated on this popular and recent development of The Ridings constructed by the well renowned Story Homes. This superb family home, which is on a quiet no-through road, benefits from quality fixtures & fittings throughout including many upgrades and comprises of spacious entrance hall, cloakroom, lounge with French doors leading out to rear garden, (16'3 x 14'10) dining kitchen complete with breakfast bar, central island and integrated appliances. Separate utility and ground floor bedroom 6/second reception. To the first floor are five bedrooms, both Master and bedroom 2 with en-suite facilities, and spacious four piece family bathroom. Block paved drive, integral garage, lawned gardens to the front and rear with generous flagged patios.

The Ridings is located to the south of Carlisle with good access to local amenities including shops, schools and regular bus routes. Easy access to the M6 motorway at Junction 42, making this a perfect for the growing family.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Entrance via composite double glazed door into entrance hall.

**ENTRANCE HALL** Feature oak/white gloss staircase to the first floor with understairs storage area (currently utilised as a home office space). Radiator, wood effect Karndean flooring, built in storage cupboard and UPVC double glazed window to the front elevation. Glazed French doors to an impressive open plan dining kitchen. Integral door to garage and doors to cloakroom, lounge and ground floor bedroom/second reception.



ENTRANCE HALL

**CLOAKROOM** A two piece suite in white comprising low level WC, wash hand basin, tiled splashback, radiator, wood effect Karndean flooring and UPVC double glazed frosted window to the side.

**LOUNGE (15'8 x 12'7)** Radiator and UPVC double glazed French doors opening onto a beautiful patio leading to the rear garden.



3/ 28 NEWBURY WAY, THE RIDINGS, CARLISLE



LOUNGE

**DINING KITCHEN (16'3 max x 14'10 max)**

**Kitchen** – Quality fitted kitchen complete with wall and base units, complementary worksurfaces, upstands and a 1.5 bowl white Lamona sink with drainer and mixer tap. Four ring induction hob with stainless steel splashback behind and triple extractor hood above. Two built in electric eye level ovens, integrated fridge and freezer. Central island incorporating breakfast bar, under unit LED lights, LED spotlights to ceiling, wood effect Karndean flooring, radiator and UPVC double glazed French doors leading to patio and rear garden. Door to utility.

**Dining area** – Continuation of the wood effect Karndean flooring, radiator and space for dining table and chairs.



DINING KITCHEN

**UTILITY (6'8 max x 6'9 max)** Additional base units with complementary worksurfaces, upstands and a white Lamona sink with drainer and mixer tap. Plumbing for washing machine, radiator, wood effect Karndean flooring and UPVC double glazed door to the side of property.

**BEDROOM 6 /SECOND RECEPTION (10' x 9')** Radiator and UPVC double glazed window to the front elevation enjoying lovely green views.

4/ 28 NEWBURY WAY, THE RIDINGS, CARLISLE



BEDROOM 6/SECOND RECEPTION

**FIRST FLOOR LANDING** Spacious landing with radiator, loft access and doors to bedrooms, bathroom and airing cupboard.

**BEDROOM 1 (13'7 max x 12'8 max)** UPVC double glazed window to the front elevation, radiator and door to en-suite.



BEDROOM 1

**EN-SUITE SHOWER ROOM** Three piece suite comprising walk-in cubicle with upgraded mixer shower, rainfall shower head and shower hose attachment. Low level WC and pedestal wash hand basin. Part tiled walls, wood effect flooring, chrome towel radiator, LED spotlights to ceiling and UPVC double glazed frosted window to the front.



EN-SUITE TO BEDROOM 1

5/ 28 NEWBURY WAY, THE RIDINGS, CARLISLE

**BEDROOM 2 (13' x 9')** UPVC double glazed window to the rear elevation, radiator and door to en-suite.



BEDROOM 2

**EN-SUITE SHOWER ROOM** A three piece suite comprising double walk-in cubicle with upgraded mixer shower, rainfall shower head and shower hose attachment. Low level WC and pedestal wash hand basin. Part tiled walls, wood effect flooring, chrome towel radiator, LED spotlights to ceiling and UPVC double glazed frosted window to the rear.



EN-SUITE TO BEDROOM 2

**BEDROOM 3 (16'6 max x 12' max)** Two UPVC double glazed windows to the front and radiator.



BEDROOM 3



6/ 28 NEWBURY WAY, THE RIDINGS, CARLISLE

**BEDROOM 4 (13' x 9'3)** UPVC double glazed window to the rear and radiator.

**BEDROOM 5 (9' x 8'3)** UPVC double glazed window to the front and radiator.



BEDROOM 4



BEDROOM 5

**FAMILY BATHROOM** Spacious and modern four piece suite comprising of walk-in cubicle complete with upgraded mixer shower with rainfall shower head and shower hose attachment. Panelled bath with shower hose attachment, low level WC and wash hand basin. Part tiled walls, wood effect flooring, chrome towel radiator, LED spotlights to ceiling and UPVC double glazed frosted window to the side.



BATHROOM

**OUTSIDE** Attractive front lawned garden and superb block paved driveway providing off road parking for two vehicles.

To the rear of the property is generous and attractively presented lawned garden with extended patio areas, perfect for outdoor dining. Wooden gates to either side of the property giving access back to the front.

**GARAGE** With up and over door, pedestrian door to entrance hall, power supply, lighting and storage space.

7/ 28 NEWBURY WAY, THE RIDINGS, CARLISLE



GARDENS



VIEW TO THE FRONT

EPC TO FOLLOW