

# Cumbrian Properties

## 25 Vallum Gardens, Carlisle



**Price Region £325,000**

**EPC-**

Detached property | Hot tub  
31' dining kitchen | 4 bedrooms | 2 bathrooms  
Lawned front & rear gardens | Garage & driveway

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## 2/ 25 VALLUM GARDENS, CARLISLE

An impressive, four bedroom, two bathroom, detached family home which is well-presented throughout with driveway, garage and generous gardens. Benefitting from solar panels, the double glazed and gas central heated property has a spacious entrance hall with a contemporary mosaic tiled floor, cloakroom, lounge with multi fuel stove in a slate fireplace and a 31' dining kitchen with integrated appliances and French doors opening onto the rear garden. To the first floor, off the galleried landing, are four double bedrooms, master en-suite shower room and a four piece family bathroom. Externally, to the front of the property is a block paved driveway providing off-street parking for two vehicles leading up to the single garage with power supply. To the rear of the property is a generous garden incorporating a composite decked seating area, lawn with raised flower beds and a "Hide Away" complete with hot tub and media points. Situated in a quiet cul-de-sac to the west of the city in close proximity to excellent primary and secondary schools, local shops and bus stops and with easy access to the city centre and western bypass. The property would make an ideal family home and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**Composite front door into entrance hall.**

**ENTRANCE HALL** Doors to lounge, dining kitchen and cloakroom. Understairs storage cupboard, staircase to the first floor, double glazed window, double glazed Velux window, radiator and tiled flooring with the provision for underfloor heating.



ENTRANCE HALL

**CLOAKROOM** Two piece suite comprising wash hand basin and WC. Brick effect tiled splashback, tiled flooring and radiator.

**LOUNGE (15'7 x 12'6)** Slate fireplace housing a multi fuel stove, double glazed window to the front, radiator and coving to the ceiling.



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**DINING KITCHEN (31' max x 13' max)**

**KITCHEN AREA** Fitted kitchen incorporating an electric oven and grill, four ring gas hob with extractor hood above, integrated dishwasher, space for American style fridge freezer, under counter lighting, brick effect tiled splashbacks, ceiling spotlights, double glazed window overlooking the rear garden, and door to garage.

**DINING AREA** Double glazed French doors leading out onto the decking, double glazed windows overlooking the rear garden, coving to the ceiling, ceiling spotlights, two radiators and wood effect flooring.



DINING KITCHEN

**FIRST FLOOR**

**GALLERIED LANDING** Doors to bedrooms and bathroom. Airing cupboard, radiator, coving to the ceiling, air-conditioning unit and loft access.



GALLERIED LANDING

**BEDROOM 1 (12'6 x 11'5)** Double glazed window to the front, radiator and door to en-suite shower room.



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**EN-SUITE SHOWER ROOM** Three piece suite comprising double shower cubicle, wash hand basin and WC. Part tiled walls, ceiling spotlights, double glazed frosted window and heated towel rail.



EN-SUITE SHOWER ROOM

**BEDROOM 2 (12' x 9'7)** Double glazed window to the rear and radiator.

**BEDROOM 3 (13' max x 9' max)** Double glazed window to the front and radiator.



BEDROOM 2



BEDROOM 3

**BEDROOM 4 (10'5 x 9'7)** Double glazed window to the rear and radiator.



BEDROOM 4

**FAMILY BATHROOM (9'7 x 7'6)** Four piece suite comprising fully tiled walk-in shower cubicle, panelled bath, wash hand basin and WC. Ceiling spotlights, double glazed frosted window and heated towel rail.

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FAMILY BATHROOM

**OUTSIDE** Low maintenance lawned front garden and driveway parking for two vehicles leading up to the **SINGLE GARAGE** with power supply. To the rear of the property is a generous garden incorporating a composite decked seating area, lawned with raised flower beds, log store, external water supply and sockets, and a “Hide Away” fully equipped with hot tub and wall mounted media points.



REAR GARDEN



REAR OF THE PROPERTY

**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.

EPC TO FOLLOW

reasons to sell with us...

more than

**455**

properties listed in our  
Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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