

# Cumbrian Properties

## 3 Longdyke Drive, Cumwhinton Road



**Price Region £260,000**

**EPC-**

Detached family home | Open plan dining/lounge/kitchen  
1 reception room | 4 double bedrooms | 1 bathroom  
Front & rear gardens | Driveway parking

## 2/ 3 LONGDYKE DRIVE, OFF CUMWHINTON ROAD, CARLISLE

An immaculately presented, four double bedroom, detached family home situated in a popular residential location with front and rear gardens, driveway parking and garage converted to provide a utility area and garage space. The double glazed and gas central heated accommodation briefly comprises entrance hall, cloakroom, 20' sitting room and 24'9 open plan dining/lounge/kitchen. To the first floor there are four double bedrooms and bathroom. Front and rear gardens, block paved driveway providing parking and garage converted to provide a utility area and garage space. Situated just off Cumwhinton Road close to shops, amenities, supermarket and bus stop this property would make an ideal family home.

The accommodation with approximate measurements briefly comprises:

### **Composite front door into entrance hall.**

**ENTRANCE HALL (16' x 15'9)** Wood effect laminate flooring, radiator, coving to the ceiling, staircase to the first floor, two understairs storage cupboards and a shelved storage cupboard housing the boiler. Doors to cloakroom, sitting room and open plan dining/lounge/kitchen.



ENTRANCE HALL

**CLOAKROOM** Two piece suite comprising WC and wash hand basin. UPVC double glazed frosted window to the front.

**SITTING ROOM (20' x 11'5)** UPVC double glazed windows to the front and rear, two radiators, coving to the ceiling and electric fire with wooden mantelpiece.



SITTING ROOM

3/ 3 LONGDYKE DRIVE, OFF CUMWHINTON ROAD, CARLISLE

**OPEN PLAN DINING/LOUNGE/ KITCHEN (24'9 x 18'3)**

**DINING LOUNGE AREA** UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

**KITCHEN AREA** Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, eye-level oven and grill, four ring induction hob with aluminium splashback and extractor hood above, plumbing for dishwasher. Wood effect laminate flooring, UPVC double glazed windows to the side and rear, and UPVC stable door to the side.



DINING/LOUNGE/KITCHEN

**FIRST FLOOR**

**LANDING** Loft access, coving to the ceiling, UPVC double glazed frosted window to the front, doors to bedrooms and bathroom.



BATHROOM

4/ 3 LONGDYKE DRIVE, OFF CUMWHINTON ROAD, CARLISLE

**BATHROOM (9'4 x 5'5)** Three piece suite comprising electric shower above panelled bath, wash hand basin and WC. Heated towel rail, panelled ceiling, tile effect vinyl flooring, tiled walls, built-in shelved storage cupboard and UPVC double glazed frosted window to the rear.

**BEDROOM 1 (15' x 11')** UPVC double glazed window to the front, radiator and coving to the ceiling.



BEDROOM 1

**BEDROOM 2 (15' x 9'8)** UPVC double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM 2

**BEDROOM 3 (10'5 x 8'9)** UPVC double glazed window to the front, radiator and coving to the ceiling.



5/ 3 LONGDYKE DRIVE, OFF CUMWHINTON ROAD, CARLISLE

**BEDROOM 4 (9' x 9')** UPVC double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM 4

**OUTSIDE** Block paved driveway to the front of the property providing parking along with a lawned garden with well-established floral borders. Enclosed rear garden mainly laid to stone chippings with paved patio, floral borders, vegetable patch and outside tap.

**GARAGE** Converted to provide a garage and utility area.

**UTILITY AREA (8' x 6'8)** Fitted worksurface, sink unit, plumbing for washing machine, tile effect vinyl flooring and door to the garage area.

**GARAGE AREA (9' x 9')** Up and over door, power, light and UPVC double glazed frosted window to the side.



REAR GARDEN

EPC TO FOLLOW

**TENURE** We are informed the tenure is Freehold.

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

**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.

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our Carlisle office

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