

Cumbrian Properties

Bannockburn, Cumwhinton



Price Region £395,000

EPC-D

Detached bungalow | Sought after village location
Open plan living | 3 double bedrooms | Potential to convert loft
Recently renovated throughout | Spacious drive & garage

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ BANNOCKBURN, SCHOOL ROAD, CUMWHINTON, CARLISLE

This well-presented and recently renovated three double bedroom detached bungalow is in the sought-after village of Cumwhinton. The neutrally decorated, gas central heated and double-glazed accommodation briefly comprises entrance porch, hallway, spacious open plan living/dining/kitchen with media wall, a modern fitted kitchen with integrated appliances, and a sunroom. There are three double bedrooms and a contemporary three-piece family bathroom, along with pull-down ladders to a loft space offering potential for conversion into an additional usable room. A rear porch provides access to the garden. Externally, the rear garden has been landscaped for low maintenance and features a west-facing patio with laid shillies. To the front, there is a tarmacked and block-paved driveway providing parking for multiple vehicles, a corner lawn, and a detached garage. The property is within walking distance of Cumwhinton School, The Gate Café, the Community Hall, and the Lowther Arms Public House, and is just a short drive from Junction 42 of the M6 motorway.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads to the entrance porch.

ENTRANCE PORCH (4' x 4') Leads into the entrance hall.

ENTRANCE HALL (18' x 5') Radiator, pull down loft hatch with folding ladders, doors to the lounge, three double bedrooms and family bathroom.



ENTRANCE HALL

OPEN PLAN DINING LOUNGE/KITCHEN (23' x 13')

DINING LOUNGE AREA Double glazed UPVC windows to both sides, media wall with multi-fuel stove and two radiators, access to sunroom, fitted cupboard housing the Baxi gas boiler.



3/ BANNOCKBURN, SCHOOL ROAD, CUMWHINTON, CARLISLE

KITCHEN AREA Fitted kitchen incorporating sink unit with mixer tap, eye level oven/grill and microwave, four burner gas hob with extractor hood above, integrated washing machine and integrated fridge/freezer. Glass splashback, Polyflor Camaro LVT flooring and access to the rear porch.



KITCHEN

SUNROOM (9' x 7') Radiator, panelled ceiling, double glazed UPVC door to the rear garden and Polyflor Camaro LVT flooring.



SUNROOM

REAR PORCH (6' x 5') Frosted glazed timber door to the rear garden, tiled flooring.



REAR PORCH

4/ BANNOCKBURN, SCHOOL ROAD, CUMWHINTON, CARLISLE

BEDROOM 1 (13' x 13') Double glazed UPVC window to the front and to the side and radiator.



BEDROOM 1

BEDROOM 2 (13' x 12') Double glazed UPVC window to the front and to the side and radiator.



BEDROOM 2

BEDROOM 3 (12' x 11') Double glazed UPVC window to the rear and to the side and radiator.



BEDROOM 3

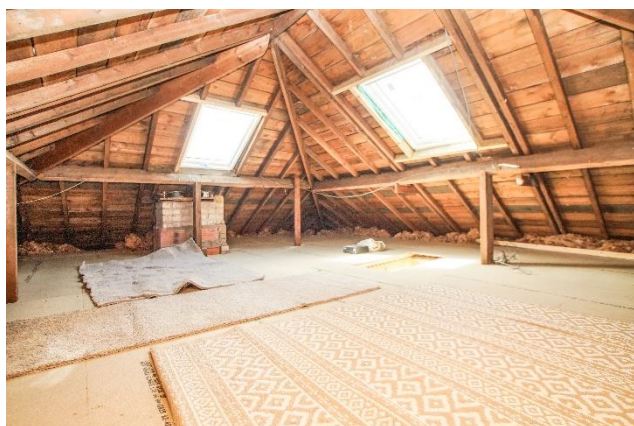
5/ BANNOCKBURN, SCHOOL ROAD, CUMWHINTON, CARLISLE

FAMILY BATHROOM (8' x 5') Three piece suite comprising W/C, sink unit with mixer tap, panelled bath with mixer tap and rainfall shower overhead. Heated towel rail, tile effect flooring, panelled walls and frosted double glazed UPVC window to the rear.



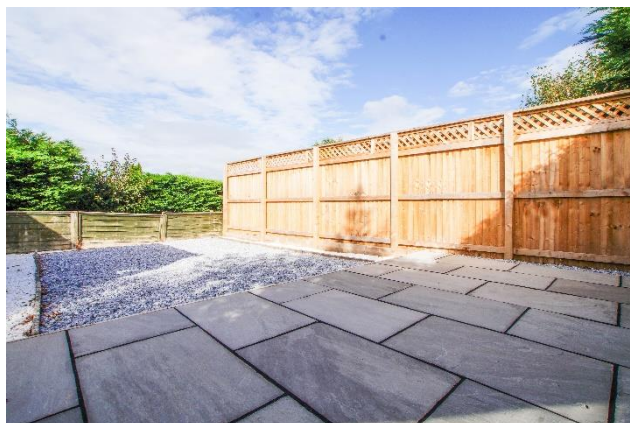
BATHROOM

LOFT (27' x 27') Fully boarded, Velux window to the front and side. Potential to be converted into an additional room/space.



LOFT

OUTSIDE To the rear of the property is a low maintenance west facing landscaped garden comprising laid flagstone patio, laid shillies, raised flowerbeds, detached garage with power and lighting, tarmac driveway for multiple vehicles with block paved borders. To the front of the property, is a private fenced and hedged lawned area with shillied borders.



6/ BANNOCKBURN, SCHOOL ROAD, CUMWHINTON, CARLISLE



DRIVEWAY



DETACHED GARAGE

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.

