

# Cumbrian Properties

## 64 Sewell Lane, Speckled Wood



**Price Region £267,000**

**EPC-B**

Detached property | Remainder of NHBC warranty  
1 reception room | 4 bedrooms | 3 bathrooms  
Front & rear gardens | Driveway & garage

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2/ 64 SEWELL LANE, SPECKLED WOOD, CARLISLE

A four bedroom, three bathroom, detached property situated in the popular residential area of Speckled Wood offered for sale in immaculate order throughout. The double glazed and central heated accommodation briefly comprises entrance hall, cloakroom, lounge, dining kitchen with integrated appliances and French doors to the rear garden, and utility room. To the first floor there are three double bedrooms, en-suite shower room and family bathroom. To the second floor is the master bedroom with en-suite shower room. Front and rear gardens, block paved driveway and single garage. The recently constructed property benefits from the remainder of an NHBC warranty and is situated to the south of the city in close proximity to the M6 motorway at junction 42, shops, schools and amenities.

The accommodation with approximate measurements briefly comprises:

**Composite front door into entrance hall.**

**ENTRANCE HALL** Radiator, wood effect laminate flooring, staircase to the first floor and understairs storage cupboard. Doors to cloakroom, lounge and dining kitchen.



ENTRANCE HALL

**CLOAKROOM (5'9 x 4'9)** Two piece suite comprising WC and wash hand basin. Wood effect laminate flooring and radiator.

**LOUNGE (12'9 x 12'6)** UPVC double glazed window to the front and radiator.



LOUNGE

3/ 64 SEWELL LANE, SPECKLED WOOD, CARLISLE

**DINING KITCHEN (18' x 9'4)** Fitted kitchen incorporating an electric oven and grill, four ring gas hob with aluminium splashback and extractor hood above, integrated fridge and freezer, one and a half bowl sink unit with mixer tap and integrated dishwasher. Wood effect laminate flooring, radiator, UPVC double glazed window and UPVC double glazed French doors to the rear garden. Door to utility room.



DINING KITCHEN

**UTILITY ROOM (6'7 x 5'8)** Fitted cupboards and worksurfaces, central heating boiler, wood effect laminate flooring, radiator and composite door to the side.



UTILITY ROOM

**FIRST FLOOR LANDING** Built-in storage cupboard, staircase to the second floor, doors to bedrooms and family bathroom.

**BEDROOM 2 (12' x 10'8)** UPVC double glazed windows to the front, radiator and door to en-suite shower room.



4/ 64 SEWELL LANE, SPECKLED WOOD, CARLISLE

**EN-SUITE SHOWER ROOM (6' x 6')** Three piece suite comprising WC and wash hand basin. UPVC double glazed frosted window to the front and wood effect vinyl flooring.



**BEDROOM 3 (9'7 x 9'5)** UPVC double glazed window to the rear and radiator.



BEDROOM 3

**BEDROOM 4 (9'6 x 8')** UPVC double glazed window to the rear and radiator.



BEDROOM 4

**FAMILY BATHROOM (7' x 6')** Three piece suite comprising panelled bath, wash hand basin and WC. Wood effect vinyl flooring and UPVC double glazed frosted window to the side.

5/ 64 SEWELL LANE, SPECKLED WOOD, CARLISLE



FAMILY BATHROOM

## **SECOND FLOOR**

**LANDING** UPVC double glazed window to the side and door to bedroom 1.

**BEDROOM 1 (16' x 11'4)** UPVC double glazed window to the rear, Velux window to the front, built-in storage cupboard, radiator and door to en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM (6'4 x 5')** Three piece suite comprising WC, wash hand basin and walk-in shower. Velux window to the rear, wood effect vinyl flooring and radiator.



BEDROOM 1 EN-SUITE

6/ 64 SEWELL LANE, SPECKLED WOOD, CARLISLE

**OUTSIDE** Front forecourt enclosed by railings incorporating lawns, paved pathways and gravelled borders. Enclosed lawned rear garden with laid flag stones, gravelled borders, external sockets and outside tap. A gate provides pedestrian access to the block paved driveway and single garage.

**SINGLE GARAGE (19'7 x 9'8)** Up and over door, light and power.



FRONT GARDEN

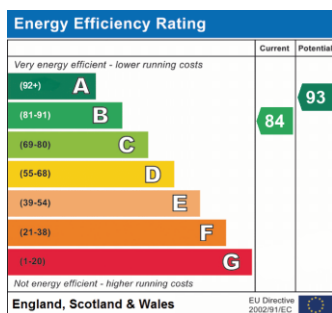


REAR OF THE PROPERTY

**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.



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more than

**390**

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**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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