

Cumbrian Properties

4 Lough Wood Crescent, Scotby



Price Region £275,000

EPC-B

Semi-detached property | Sought after village location

1 reception | 3 bedrooms | 2 bathrooms

Immaculately presented | Landscaped gardens & drive

2/ 4 LOUGH WOOD CRESCENT, SCOTBY, CARLISLE

This well-presented three-bedroom, two-bathroom semi-detached property is situated in the highly desirable village of Scotby. The property briefly comprises an entrance hall, cloakroom, lounge, and modern dining kitchen fitted with integrated AEG appliances and French doors opening onto the rear landscaped garden. To the first floor are three bedrooms with the master bedroom benefiting from a fitted wardrobe and en-suite shower room. The first floor also has a modern three-piece family bathroom, fitted with storage and loft access. Externally, the property benefits from a landscaped side and rear garden with low maintenance astro turf, a timber shed with power and lighting, external power points, and gated side access. To the front is a block-paved driveway providing off-road parking for multiple vehicles, with shillied borders and lawn. The property is located within walking distance of the village shop, pub, school, and post office, with excellent transport links via the A69 and Junction 42 of the M6.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance hall.

ENTRANCE HALL (15' x 7') Wood effect laminate flooring, doors leading to lounge, dining kitchen, cloakroom, staircase to the first floor and radiator.



ENTRANCE HALL

CLOAKROOM (5' x 4') Two piece suite comprising of wash hand basin and WC. Tiled splashback, frosted double glazed UPVC window to the side and wood effect laminate flooring.

LOUNGE (20' x 10') Double glazed UPVC window to the front, radiator, wood effect laminate flooring.



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LOUNGE

DINING KITCHEN (17'5 x 13') Fitted kitchen with 1.5 bowl sink with drainer and mixer tap, five burner gas hob with extractor hood above, eye level oven & grill, plumbing for washing machine, integrated fridge freezer. Gas boiler, radiator, double glazed UPVC window to the rear, double glazed UPVC French doors leading to the landscaped rear garden, wood effect laminate flooring and fitted storage cupboard.



DINING KITCHEN

FIRST FLOOR

LANDING Double glazed UPVC window to the side, loft access via hatch and doors to three bedrooms, family bathroom and built-in shelved storage.

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MASTER BEDROOM (13' x 9'5) Double glazed UPVC window to the front, radiator, fitted wardrobes with sliding mirror doors and en-suite shower room.



MASTER BEDROOM

EN-SUITE SHOWER ROOM (6'5 x 6'5) Three piece suite comprising wash hand basin with mixer tap, WC and walk-in rainfall shower. Tiled splashback, heated towel rail, tile effect vinyl flooring.



MASTER EN-SUITE

BEDROOM 2 (10' x 10') Double glazed UPVC window to the rear and radiator.



BEDROOM 2

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BEDROOM 3 (10' x 7') Double glazed UPVC window to the rear and radiator.



BEDROOM 3

FAMILY BATHROOM (7'5 x 7) Three piece suite comprising rainfall shower over panelled bath, wash hand basin and WC. Tiled splashback, heated towel rail, frosted double glazed UPVC window to the front, tile effect vinyl flooring.



BATHROOM

OUTSIDE To the rear of the property is a fenced landscaped low maintenance garden with astro turf, good sized timber shed with power and lighting, external water, shillied borders, raised flowerbeds, external power and gated access to the side garden. To the side of the property is a patio area and gated access to the front where there is a block paved drive for multiple vehicles, shillied borders and lawn.



REAR & SIDE OF THE PROPERTY

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GARDEN

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.

