

# Cumbrian Properties

42 Rufus Road, Meadowbrook



**Price Region £295,000**

**EPC-B**

Detached property | Ideal family home  
2 reception rooms | 4 double bedrooms | 3 bathrooms  
Garage & double drive | Generous rear garden

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This well-presented, four double bedroom detached family home offers three bathrooms, two reception rooms, generous gardens and plenty of parking. Situated in a popular location the four year old property briefly comprises entrance hall, cloakroom, light and airy lounge with double doors to the dining room which has French doors leading to the rear garden and access to the dining kitchen with integrated appliances and a further set of French doors to the rear garden. To the first floor there are four double bedrooms, two with en-suite shower rooms, and a three piece family bathroom. Externally, to the front of the property, there is a tarmac driveway providing parking for two vehicles along with a single garage and a low maintenance lawned garden. To the rear of the property the generous garden incorporating a sandstone patio and steps leading up to the generous lawn with flagstone seating area. Situated in close proximity to primary and secondary schools including the popular Scotby Village school and with easy access to junction 43 of the M6 motorway and local shops, supermarkets and the city centre.

The accommodation with approximate measurements briefly comprises:

**Composite front door into entrance hall.**

**ENTRANCE HALL** Doors to lounge, kitchen and cloakroom. Built-in cupboard housing the fuse box, staircase to the first floor and radiator.

**CLOAKROOM** Two piece suite comprising wash hand basin and WC. Wood effect flooring and radiator.



ENTRANCE HALL



CLOAKROOM

**LOUNGE (18'3 x 11')** Double glazed windows to the front and side, radiator and double doors to the dining room.



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LOUNGE

**DINING ROOM (11' x 9'8)** Double glazed French doors to the rear garden, radiator and door to the dining kitchen.



DINING ROOM

**DINING KITCHEN (16'8 x 9'8)** Fitted kitchen incorporating an electric oven and grill, five ring gas hob with extractor hood above, one and a half bowl stainless steel sink with mixer tap, integrated fridge freezer, washing machine and dishwasher. Brick effect tiled splashbacks, under counter lighting, feature wood panelled wall, radiator, wood effect flooring, double glazed window and double glazed French doors to the rear garden.



DINING KITCHEN



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**FIRST FLOOR**

**LANDING** Doors to bedrooms and bathroom. Two built-in storage cupboards – one housing the hot water cylinder, radiator and loft access.

**BEDROOM 1 (15' max x 11' max)** A range of built-in wardrobes, double glazed window to the front with radiator below, and door to the en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM 1 (6'9 x 6')** Three piece suite comprising double shower cubicle, wash hand basin and WC. Frosted glazed window, part tiled walls, radiator and wood effect flooring.



EN-SUITE SHOWER ROOM 1

**BEDROOM 2 (13'8 max x 12'8 max)** Two double glazed windows to the front, radiator and door to en-suite shower room.



BEDROOM 2

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**EN-SUITE SHOWER ROOM 2 (8'5 max x 6' max)** Three piece suite comprising double shower cubicle, wash hand basin and WC. Part tiled walls, radiator, frosted glazed window and wood effect flooring.



EN-SUITE SHOWER ROOM 2

**BEDROOM 3 (10'3 x 8'5)** Double glazed window to the rear and radiator.



BEDROOM 3

**BEDROOM 4 (10'3 x 9')** Double glazed window to the rear and radiator.



BEDROOM 4

**BATHROOM (7'4 x 6'3)** Three piece suite comprising panelled bath, wash hand basin and WC. Part tiled walls, frosted glazed window, radiator and wood effect flooring.

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BATHROOM

**OUTSIDE** To the front of the property is a tarmac driveway providing off-street parking for two vehicles leading up to the single garage along with a small lawned garden. Generous walled rear garden incorporating a sandstone patio seating area and a raised lawned garden with garden shed (shed is available by separate negotiation) and further patio seating area with outside water supply and gate providing access to the front of the property.

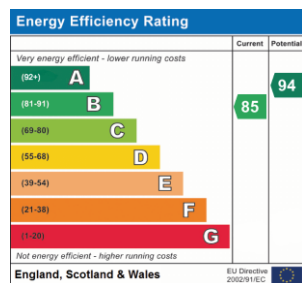


REAR GARDEN

**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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