

# Cumbrian Properties

1 Skiddaw View, Drumburgh



Price Region £255,000

EPC-D

Semi-detached property | Coastal location  
2 reception rooms | 3 double bedrooms | Utility room  
Driveway & gardens | Sea & countryside views

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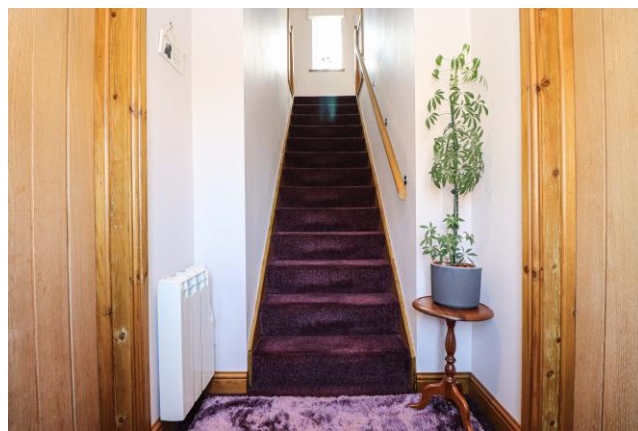
## 2/ 1 SKIDDAW VIEW, DRUMBURGH

This gorgeous three double bedroom, two reception room semi-detached property is situated in an idyllic location with sea views to the front and countryside views to the rear towards Skiddaw. The property is immaculately presented throughout with high end finishes such as oak doors, USB sockets, ceiling spotlights and 16 solar panels. The double glazed and electric heated accommodation briefly comprises entrance hall, light and airy lounge with dual aspect windows and a brick fireplace housing a stove effect electric fire, a stylish modern kitchen with integrated appliances, built-in storage and access to the dining room and an incredibly spacious utility room providing excellent storage as well as laundry facilities. To the first floor there are three double bedrooms – two with fitted wardrobes and sea views, and a modern bathroom. Externally to the front of the property there is a driveway providing off street parking and a well-established and maintained lawned garden. To the rear of the property is a further low maintenance lawned garden with patio seating area and stunning views across the countryside. The property will appeal to couples and families alike being in close proximity to popular village primary schools, excellent coastal walks along the Cumbria Way and easy access to Carlisle and Wigton along with many other picturesque coastal locations.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Doors to lounge and dining room, staircase to the first floor, overhead storage, coving to the ceiling and electric heater.



ENTRANCE HALL

**LOUNGE (16'7 max x 11'5 max)** Brick fireplace housing an electric stove effect fire, double glazed windows to the front and rear with beautiful views across the countryside to the rear, coving to the ceiling and Rointe electric heater.



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**DINING ROOM (12' x 10')** Double glazed window to the front with views over the garden, Rointe electric heater and door to kitchen.



DINING ROOM

**KITCHEN (15'9 x 6')** Fitted kitchen incorporating an electric oven and four ring hob with extractor hood above, integrated fridge and freezer, one and a half bowl sink with mixer tap, panelled ceiling with spotlights, Rointe electric heater, built-in understairs storage cupboard, two double glazed windows and UPVC door to the utility room.



KITCHEN

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**UTILITY ROOM (11' x 9'4)** A range of base units, plumbing for washing machine, space for tumble dryer, stainless steel sink with mixer tap, frosted glazed window to the side and double glazed window to the rear with views, Rointe electric heater, tiled flooring, panelled ceiling with spotlights and UPVC door to the garden.



UTILITY ROOM

**FIRST FLOOR**

**LANDING** Doors to bedrooms and shower room, double glazed window to the rear with views, coving to the ceiling and access to the loft – housing the solar panel controls.



LANDING

**MASTER BEDROOM (12' x 10'8)** A range of fitted wardrobes, double glazed window to the front with sea views, Rointe electric heater and coving to the ceiling.



MASTER BEDROOM

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**BEDROOM 2 (15' max x 10'7 max)** A range of fitted wardrobes, built-in storage cupboard, two double glazed windows with sea views, Rointe electric heater and coving to the ceiling.



BEDROOM 2

**BEDROOM 3 (8'4 x 8'3)** Double glazed window to the rear with views over the countryside towards Skiddaw, Rointe electric heater and coving to the ceiling.



BEDROOM 3

**SHOWER ROOM** Three piece suite comprising walk-in boarded shower cubicle vanity unit wash hand basin and WC with concealed cistern. Tiled walls, tile effect flooring, heated towel rail, panelled ceiling with spotlights and two frosted glazed windows.



SHOWER ROOM

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**OUTSIDE** To the front of the property is a driveway providing off street parking and a lawned garden with floral borders and pleasant seating area, electrical sockets, sea views and a gate providing pedestrian access to the rear of the property where there is a further low maintenance lawned garden with patio seating area, garden shed, floral borders, external sockets and stunning views across the countryside towards Skiddaw.



REAR GARDEN



REAR OF THE PROPERTY



VIEWS

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

**COUNCIL TAX** We are informed the property is Tax band B.

**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.

