

Cumbrian Properties

6 Near Park, Scotby



Price Region £385,000

EPC-D

Detached family home | Stunning dining kitchen
1 reception | 4 double bedrooms | Bathroom & shower room
Wrap-around gardens & parking | Cul-de-sac location

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2/ 6 NEAR PARK, SCOTBY, CARLISLE

This four bedroom, two bathroom, detached property is situated on a cul-de-sac in the sought-after village of Scotby. The beautifully presented family home offers an excellent blend of space, style and convenience. The property has been extensively updated by the current owners and is presented in true turnkey condition, featuring stylish décor throughout, brand new carpets and flooring, and many newly fitted windows and doors. The property benefits from a recently installed luxury kitchen with integrated appliances including a microwave, dishwasher, fridge freezer, oven and downdraft hob, alongside a ground floor cloakroom and utility area located within the garage. To the first floor there are four bedrooms, a bathroom, and a separate shower room. Externally, the enclosed rear garden includes a generous lawn, patio terrace, versatile barked and chipped area, a newly installed pergola seating area and two garden sheds. To the front, a driveway provides parking for multiple vehicles and leads to the garage. Situated in a desirable village location, this superb home offers flexible accommodation and high-quality finishes. Scotby benefits from a primary school, village hall and popular pub, with Carlisle's amenities and access to the M6 just a short drive away.

The accommodation with approximate measurements briefly comprises:

Front door into entrance porch.

ENTRANCE PORCH UPVC double glazed frosted door into the entrance hall.

ENTRANCE HALL (13' x 8') Radiator, staircase to the first floor, wood effect laminate flooring and understairs storage cupboard. Doors to lounge and dining kitchen.



ENTRANCE HALL

LOUNGE (14' x 14') UPVC double glazed window to the front, radiator and opening to the dining kitchen.



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DINING KITCHEN (22'5 x 12'5) UPVC double glazed windows to the rear, two radiators and wood effect laminate flooring.

KITCHEN AREA Fitted kitchen with integrated appliances and induction hob, ceramic sink unit with mixer tap, tile effect vinyl flooring and door to the inner hall.



DINING KITCHEN

INNER HALL UPVC double glazed door to the rear garden, doors to cloakroom and garage.

CLOAKROOM WC, wash hand basin, Worcester boiler, tile effect vinyl flooring and UPVC double glazed frosted window to the side.



CLOAKROOM

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FIRST FLOOR

SPLIT LEVEL LANDING Doors to all bedrooms, bathroom and shower room. Fitted storage cupboard and loft access.

BEDROOM 1 (14' x 10'5) UPVC double glazed window to the front and radiator.



BEDROOM 1

BEDROOM 2 (19' x 9') UPVC double glazed windows to the side and rear, radiator and wood effect laminate flooring.



BEDROOM 2

BEDROOM 3 (12' x 10') UPVC double glazed window to the rear and radiator.



BEDROOM 3

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BEDROOM 4 (10' x 10') UPVC double glazed window to the rear, radiator and wood effect laminate flooring.



BEDROOM 4

BATHROOM (8' x 6'5) Two piece suite comprising vanity unit wash hand basin and panelled bath. Radiator, wood effect vinyl flooring and UPVC double glazed frosted window to the rear.



BATHROOM



SHOWER ROOM

SHOWER ROOM (8' x 7') Three piece suite comprising WC, vanity unit wash hand basin and corner shower unit with electric shower. Radiator, UPVC double glazed frosted window to the front and wood effect vinyl flooring.

OUTSIDE To the front of the property is a driveway providing parking for multiple vehicles along with a lawned area and single garage. To the rear of the property is a vast lawned garden incorporating elevated decking and pergola, timber shed and gated access to the side.

SINGLE GARAGE (20' x 9') UPVC double glazed frosted window to the side, plumbing for washing machine, light and power.

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GARDEN

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band E.

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.

