

Cumbrian Properties

1 Oak View, Glasson



Price Region £365,000

EPC- E

Detached bungalow | Rural location
5 reception rooms | 4 bedrooms | 2 bathrooms
Spacious kitchen | Generous gardens, parking & garage

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2/ 1 OAK VIEW, GLASSON, WIGTON

This exceptionally spacious, four bedroom, two bathroom, detached bungalow offers an abundance of space both inside and out with five reception rooms, plenty of built-in storage and generous wrap-around gardens along with ample off-street parking and a double garage. The accommodation is double glazed and oil central heated and briefly comprises a welcoming, spacious entrance hall leading to the generous lounge with patio doors opening into the sun room. There is also a formal dining room, dining kitchen with integrated appliances and breakfast bar, separate utility room providing plenty of storage leading to the office and conservatory. There are four double bedrooms with fitted wardrobes and en-suite shower room to the master and a spacious four piece family bathroom. Externally the gravelled driveway to the front of the property provides plenty of off-street parking and there is a double garage with an electric door. The lawned rear garden provides plenty of space to enjoy the outdoors and there is a private patio seat area. Located in the quiet village of Glasson which has a strong community and it's own village pub, just twenty minutes' drive to Carlisle or Wigton with the amenities of Kirkbride just a ten minute drive including village shop and Post Office, doctors' surgery, primary school, village hall and pub.

The accommodation with approximate measurements briefly comprises:

Covered porch with tiled flooring, panelled ceiling and front door into the spacious entrance hall.

ENTRANCE HALL (21' x 10'7) Doors to lounge, dining room, kitchen, bedrooms and family bathroom. Two radiators, built in airing cupboard and loft access.



ENTRANCE HALL

LOUNGE (21'6 x 15'7) Double glazed windows to the front with views over the garden, double glazed sliding patio doors to the sun room, fireplace, two radiators, coving to the ceiling and ceiling rose.



3/ 1 OAK VIEW, GLASSON, WIGTON

SUN ROOM (13'8 x 9'3) Tiled flooring, floor to ceiling double glazed windows, panelled ceiling and double glazed sliding patio door to the rear garden.



SUN ROOM

DINING ROOM (14'6 max x 11'4 max) Double glazed window to the rear and radiator.



DINING ROOM

KITCHEN (14'9 x 13'7) Fitted kitchen incorporating an electric oven and grill with four ring hob and extractor hood above, integrated fridge and freezer, dual stainless steel sink unit with mixer tap, tiled splashbacks, double glazed window to the rear, tile effect flooring, breakfast bar, radiator and door to the utility.



KITCHEN

4/ 1 OAK VIEW, GLASSON, WIGTON



KITCHEN

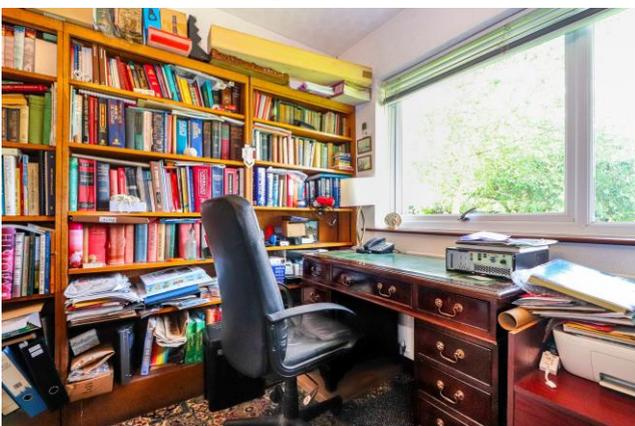
UTILITY (10'5 x 8'5) Plumbing for washing machine and dishwasher, storage units, recently fitted oil boiler, loft access, doors to conservatory and office.



UTILITY

OFFICE (9'9 x 8'7 max) Double glazed window to the rear and radiator.

CONSERVATORY (14' x 8'6) Perspex roof, double glazed windows and double glazed French doors to the patio, tile effect flooring and stove effect electric fire.



OFFICE



CONSERVATORY

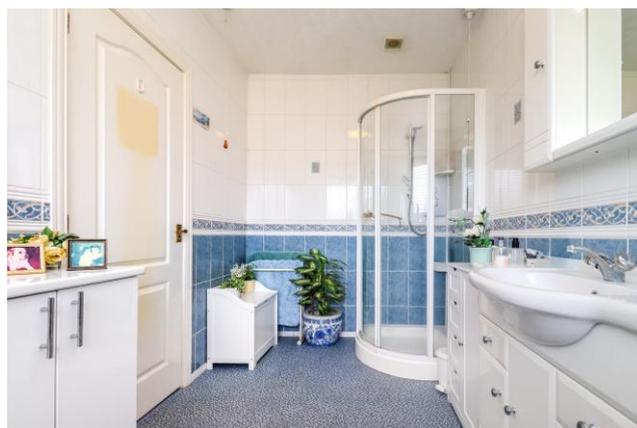
5/ 1 OAK VIEW, GLASSON, WIGTON

BEDROOM 1 (13' x 11'7) Double glazed window to the front, built-in wardrobes, radiator and door to the en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (11'6 x 6'5) Three piece suite comprising walk-in shower cubicle, vanity unit wash hand basin and WC with concealed cistern. Frosted glazed window, fully tiled walls and radiator.



EN-SUITE SHOWER ROOM

BEDROOM 2 (13' x 10'4) Double glazed window to the front and radiator.



BEDROOM 2

6/ 1 OAK VIEW, GLASSON, WIGTON

BEDROOM 3 (11'4 x 10'4) Double glazed window to the side and radiator.



BEDROOM 3

FAMILY BATHROOM (11'6 x 9'3) Four piece suite comprising corner bath, shower cubicle, vanity unit wash hand basin and WC. Fully tiled walls, frosted glazed window, panelled ceiling with spotlights and radiator.



FAMILY BATHROOM

BEDROOM 4 (11'4 x 10'4) Double glazed window to the side and radiator.



BEDROOM 4

7/ 1 OAK VIEW, GLASSON, WIGTON

OUTSIDE The property is set in generous grounds with a lawned garden to the front, gravelled driveway providing plenty of off-street parking, oil tank and double garage with electric door. To the side of the property is a private patio seating area and to the rear of the property is a further, private lawned garden with mature trees and external water supply.



PATIO



REAR GARDEN



SIDE OF THE PROPERTY



FRONT OF THE PROPERTY

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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.

ANTI-MONEY LAUNDERING (AML) CHECKS

Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift). To carry out these checks there will be a **charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.