

Cumbrian Properties

Inglebrae, Burgh by Sands



Price Region £345,000

EPC-

Detached bungalow | Countryside views
3 reception rooms | 3 bedrooms | Conservatory
Double drive & garage | Generous gardens

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2/ INGLEBRAE, 1 NORTH END, BURGH BY SANDS

This three bedroom, three reception room, detached bungalow offers stunning countryside views, garage and double drive providing parking for four/five vehicles, and generous gardens. Located in a quiet cul-de-sac in the popular village of Burgh by Sands the property offers an abundance of living space along with generous bedrooms and is well-presented throughout. The handy entrance porch leads into the entrance hall with an opening into a spacious lounge with gas fire and doors leading to a separate dining room, modern kitchen, a relaxing sunroom with stunning views across the countryside and a conservatory which also has a utility area. All of the bedrooms are spacious with two good size doubles – one with fitted wardrobes, single bedroom/office and a modern, fully tiled four piece bathroom. Externally there is plenty of space to the front with a double driveway providing off-street parking for four/five vehicles, lawned garden, floral side garden which could be altered to provide more parking if required, and a single garage. To the rear of the property there is a paved patio garden with gravelled borders, raised flower beds and stunning views across the fields and countryside towards the Solway Firth. The property would suit those looking for single storey living but would also make a fantastic family home. Burgh is a popular village to the west of Carlisle with its own primary school, church, village hall and pub and is just a ten minute drive into Carlisle.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance porch.

ENTRANCE PORCH Frosted glazed window, tiled flooring, step up and UPVC glazed door to the entrance hall.

ENTRANCE HALL Opening to the lounge, doors to kitchen and inner hall, wooden flooring and coving.



ENTRANCE PORCH/HALL

LOUNGE (14'6 max x 14' max) Coal effect gas fire, double glazed window to the front with radiator below, wooden flooring, coving and doors to the dining room.



3/ INGLEBRAE, 1 NORTH END, BURGH BY SANDS

DINING ROOM (10'6 x 8'4) Doors to conservatory and kitchen, wood flooring, radiator and coving.



DINING ROOM

SUN ROOM (9' x 8' max) Double glazed windows with stunning views across the fields and countryside towards the Solway, panelled ceiling, tiled flooring and UPVC door to the rear garden.



CONSERVATORY

KITCHEN (12'5 x 8') Fitted kitchen incorporating an electric oven and four ring gas hob with extractor hood above, plumbing for dishwasher, one and a half bowl sink with mixer tap, tiled splashbacks, wood effect flooring, coving, double glazed window to the rear and UPVC door to the utility/sunroom.



KITCHEN

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CONSERVATORY/UTILITY (13' x 8'7) Wall and base storage units, plumbing for washing machine, space for tumble dryer, wood effect flooring, electric heater, double glazed windows with stunning views across the fields and countryside, and double glazed French doors to the rear garden.



UTILITY/SUNROOM

INNER HALL Doors to bedrooms and bathroom. Loft access, coving and wood flooring.

BEDROOM 1 (12'5 x 10'6) A range of fitted wardrobes, double glazed window to the rear, radiator and coving.



BEDROOM 1

BEDROOM 2 (12'5 x 8'7) Double glazed window to the rear, radiator and coving.



BEDROOM 2

5/ INGLEBRAE, 1 NORTH END, BURGH BY SANDS

BEDROOM 3 (9'6 max x 9' max) Double glazed window to the front, two radiators and coving.

BATHROOM (8' x 5'7) Four piece suite comprising shower cubicle, panelled bath, vanity unit wash hand basin and WC. Fully tiled walls, coving, ceiling spotlights, frosted glazed window and heated towel rail.



BATHROOM

OUTSIDE To the front of the property is a generous lawned garden with mature trees and double driveway providing off-street parking for four/five vehicles leading up to the single garage with power supply and housing the boiler. There are also external power sockets and a gate providing pedestrian access to the rear of the property where there is a paved patio garden with gravelled borders, raised flowers beds, potting shed, water feature, access into the garage, outside water supply and electrical sockets, and stunning views across the fields and countryside towards the Solway Firth.



6/ INGLEBRAE, 1 NORTH END, BURGH BY SANDS



VIEWS

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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