

# Cumbrian Properties

## Fell View, 4 Rectory Road, Castle Carrock



**Price Region £300,000**

**EPC-F**

Extended semi-detached property | Solar panels  
1 reception room | 4 bedrooms | Four piece bathroom  
Driveway & gardens | Sought after location

## 2/ FELL VIEW, 4 RECTORY ROAD, CASTLE CARROCK

This extended four bedroom semi-detached property is double glazed, electric heated and benefits from 11 solar panels. The well-presented property briefly comprises entrance hall, bay-fronted lounge with open fire, a 29' dining kitchen with integrated appliances, Rangemaster cooker and French doors leading to the rear garden, separate utility room with integrated appliances, and cloakroom. To the first floor there are four bedrooms, two with fitted storage, and a four piece bathroom. Externally, there is driveway parking to the front, a low maintenance lawned front garden, and a low maintenance lawned rear garden with sandstone patio. The property is situated in the sought-after village of Castle Carrock to the east of Carlisle, close to schools, public house, countryside walks, Talkin Tarn, Gelt Woods, and just a short drive from the market town of Brampton.

The electric heated accommodation with approximate measurements briefly comprises:  
**ENTRANCE HALL** Radiator, wood flooring, staircase to the first floor, doors to lounge and dining kitchen.



ENTRANCE HALL

**LOUNGE (16' x 11')** UPVC double glazed bay window to the front, fireplace housing an open fire, coving, radiator and wood flooring.



LOUNGE

### **DINING KITCHEN (29' x 12'5)**

**KITCHEN AREA** Fitted kitchen incorporating a double sink unit with mixer tap, Rangemaster cooker with five ring hob and extractor hood above, integrated fridge and freezer, integrated dishwasher, two radiators, slate effect laminate flooring, UPVC double glazed window to the rear, UPVC double glazed frosted door to the side and door to utility.

3/ FELL VIEW, 4 RECTORY ROAD, CASTLE CARROCK

**DINING AREA** UPVC double glazed French doors to the rear garden, wood flooring and coving.



KITCHEN AREA



DINING AREA

**UTILITY** Converted from part of the garage to provide a utility room comprising sink unit with mixer tap, fitted worksurface and cupboards, plumbing for washing machine, integrated fridge and freezer, UPVC double glazed window to the side, heated towel rail, coving, slate effect laminate flooring, doors to former garage and cloakroom.



UTILITY

**CLOAKROOM (6' x 6')** Two piece suite comprising WC and wash hand basin. Tiled splashbacks, radiator, tile effect vinyl flooring, coving and UPVC double glazed frosted window to the side.

4/ FELL VIEW, 4 RECTORY ROAD, CASTLE CARROCK

## **FIRST FLOOR**

**LANDING** Doors to bedrooms and bathroom.

**BEDROOM 1 (17' x 11')** UPVC double glazed window to the front, radiator and built-in storage cupboards.



BEDROOM 1

**BEDROOM 2 (12'5 x 11'5)** UPVC double glazed window to the front and radiator.



BEDROOM 2

**BEDROOM 3 (12' x 9')** UPVC double glazed window to the rear, radiator and fitted wardrobes with sliding doors.



BEDROOM 3

5/ FELL VIEW, 4 RECTORY ROAD, CASTLE CARROCK

**BEDROOM 4 (10' x 8')** UPVC double glazed window to the rear and radiator.



BEDROOM 4

**BATHROOM (10' x 7')** Four piece suite comprising WC, wash hand basin, panelled bath and walk-in shower unit. Heated towel rail, UPVC double glazed frosted window to the rear and tile effect vinyl flooring.



BATHROOM

**OUTSIDE** Driveway to the front of the property along with a low maintenance lawned garden enclosed by a drystone wall and hedge with gravelled areas and shrub borders. Low maintenance enclosed rear garden incorporating lawn, sandstone patio, gravelled borders housing a variety of mature trees and shrubs, and a gate providing access to the side of the property with an outside tap.

**FORMER GARAGE (12' x 11')** Light and power.

**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.