

Cumbrian Properties

39 Cairn Wood, Heads Nook



Price Region £235,000

EPC-

Semi-detached bungalow | Sought after village location

Conservatory | 3 bedrooms | 1 bathroom

Driveway parking & garage | Front & rear gardens

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This charming three-bedroom, semi-detached bungalow is located in a highly sought-after village, east of Carlisle. From the moment you arrive, the property impresses with its well-maintained exterior, a beautifully manicured front garden, featuring a neat lawn and a variety of mature shrubs and bushes, frames the home. The substantial block-paved driveway offers ample parking space and leads up to the detached garage, enhancing both convenience and aesthetics. Upon entering, you're greeted by a light-filled entrance hall that sets a warm and welcoming tone. The lounge provides a cozy yet refined space for relaxation. The fitted kitchen is a functional area, complete with sleek cabinetry and ample counter space. A conservatory extends from the rear of the house, offering a tranquil spot to enjoy the surrounding garden in all seasons. Large windows flood the space with natural light, creating a seamless connection between the indoors and outdoors. The bungalow boasts three bedrooms, each tastefully decorated and versatile enough to be adapted to your needs, whether as guest rooms, home offices, or family spaces. The three-piece family bathroom is practical and well maintained. It includes a panelled bath with electric shower, wash hand basin and a WC. Neutral tiling and natural light gives the space a clean and comfortable feel. To the rear, the mature garden is a true highlight. A lawned area provides ample space for outdoor activities, while carefully arranged bushes, trees, and shrubs add texture and colour throughout the seasons. Laid shillies create low-maintenance garden paths or decorative accents, offering both practicality and style in this outdoor retreat. This property blends presentation, comfort, convenience, and an enviable location to offer an exceptional living experience.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into entrance hall

ENTRANCE HALL (17'8 x 4') Radiator, coving to ceiling and shelved storage cupboard housing the Worcester boiler (fitted in 2014 and last serviced August 2024). Doors to bedrooms, lounge, bathroom and kitchen.



ENTRANCE HALL

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LOUNGE (14'9 x 11'9) Double glazed window to the front, radiator, gas fire and coving to ceiling.



LOUNGE

KITCHEN (9'10 x 9'5) Fitted kitchen incorporating sink with drainer and mixer tap, electric oven and grill, electric four burner hob with aluminium splashback and extractor above, tiled splashback and plumbing for washing machine. Single glazed window facing into the conservatory, wooden flooring, radiator and coving to ceiling.



KITCHEN

CONSERVATORY (12'3 x 10'5) Double glazed windows, double glazed doors to the side and wood effect laminate flooring.



CONSERVATORY

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BEDROOM 1 (11'10 x 11'6) Double glazed window to the rear and radiator.



BEDROOM 1

BEDROOM 2 (10' x 9'10) Double glazed window to the front and radiator.



BEDROOM 2

BEDROOM 3 (8'3 x 7'5) Double glazed window to the rear and radiator.

BATHROOM (6'2 x 5'7) Three piece suite comprising WC, wash hand basin and electric shower over panelled bath. Tiled splashback, radiator, tile effect vinyl flooring and double glazed frosted window to the side.



BEDROOM 3



BATHROOM

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OUTSIDE The property has a substantial block paved driveway with a mature front garden with lawn, bushes, trees and shrubs. To the rear of the property is mature fenced garden with lawned area, bushes, laid shillies, trees and shrubs. Gated access to the driveway leading to a detached garage with up and over door.



TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band C

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