

Cumbrian Properties

21 The Paddocks, Thursby



Price Region £287,500

EPC-

Detached property | Countryside views
2 reception rooms | 4 bedrooms | 2 bathrooms
Conservatory | Garage & gardens

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This four bedroom, two bathroom, two reception room detached property is situated in a quiet cul-de-sac location in the popular village of Thursby. The spacious accommodation has beautiful, well-established and maintained front and rear gardens with an open aspect to the rear and views over the countryside, parking for two vehicles along with a single garage. Briefly comprising entrance hall, bay-fronted lounge, dining room leading to the conservatory, kitchen, utility room and cloakroom. To the first floor there is a 15' master bedroom with built-in wardrobe and en-suite shower room, a second double bedroom and two single bedrooms – all with views over the countryside. There is also a three piece family bathroom with more built-in storage. Externally, to the front of the property there is off-street parking for two vehicles along with a single garage with power supply. To the rear of the property the generous lawned garden is bordered by mature plants and shrubs with a pleasant patio seating area and an open aspect.

Thursby is a popular village with its own primary school, active community village hall and church. Just ten minute drive into both Carlisle and Wigton and with amenities in Dalston just a five minute drive away including doctors' surgery, dentist, shops, schools and railway station.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Door to lounge, staircase to the first floor, radiator and coving to the ceiling.



ENTRANCE HALL

LOUNGE (18' max x 12' max) Coal effect gas fire, double glazed bay window to the front, two radiators, coving to the ceiling and glazed door to the dining room.



LOUNGE

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DINING ROOM (9'8 x 9'5) Double glazed French doors to the conservatory, door to kitchen, radiator and coving to the ceiling.



DINING ROOM

KITCHEN (10'3 max x 9'8 max) Fitted kitchen incorporating an electric oven and four ring gas hob with extractor hood above, one and a half bowl sink unit with mixer tap, space for tumble dryer, built-in pantry with electric, tile effect flooring, double glazed window overlooking the rear garden, and door to the utility room.



KITCHEN

UTILITY ROOM Wall and base units, plumbing for washing machine, stainless steel sink with mixer tap, tile effect flooring, radiator, Vaillant combi boiler, door to the side and door to cloakroom.

CLOAKROOM Two piece suite comprising wash hand basin and WC. Tile effect flooring, radiator and frosted glazed window.



UTILITY



CLOAKROOM

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CONSERVATORY (13' max x 10' max) Perspex roof, double glazed windows, double glazed French doors to the rear garden, wood effect flooring and electric heater.



CONSERVATORY

FIRST FLOOR

LANDING Loft access, doors to bedrooms and bathroom.

BEDROOM 1 (15' max x 14' max) Two double glazed windows to the front, radiator, built-in wardrobe and door to en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (8'3 x 5'5) Three piece suite comprising walk-in shower cubicle, wash hand basin and WC. Part tiled walls, tile effect flooring, frosted glazed window and radiator.



EN-SUITE SHOWER ROOM

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BEDROOM 2 (11'4 x 9') Radiator and double glazed window to the rear with views over the fields.



BEDROOM 2

BEDROOM 3 (7'6 x 7'4) Radiator and double glazed window to the rear with views over the fields.



BEDROOM 3

BEDROOM 4 (11' x 7') Radiator and double glazed window to the rear with views over the fields.



BEDROOM 4

BATHROOM (8' x 6'6) Three piece suite comprising shower above panelled bath, wash hand basin and WC. Airing cupboard, part tiled walls, tile effect flooring, radiator and frosted glazed window.

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BATHROOM

OUTSIDE Driveway to the front of the property providing off-street parking for two vehicles leading up to the garage with power supply. To the rear of the property is a generous lawned garden, with patio seating area and borders containing well-established plants and shrubs, enjoying an open aspect over the fields. A side garden provides storage for bins.



TENURE We are informed the tenure is Freehold.

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

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