

Cumbrian Properties

Greenfields, Rockcliffe



Price Region £275,000

EPC-

Detached property | Stunning countryside views
1 reception room | 3 bedrooms | 1 bathroom
Mature gardens & driveway parking | Sought after location

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2/ GREENFIELDS, ROCKCLIFFE, CARLISLE

A three bedroom, detached property situated in the sought after village of Rockcliffe to the north of the city with mature front and rear gardens, driveway parking and stunning countryside views. The double glazed and central heated accommodation briefly comprises entrance hall, 20' "L" shaped dining lounge with French doors to the rear garden, fitted kitchen with integrated appliances and walk-in pantry, inner hall, utility and cloakroom. To the first floor there are three bedrooms – all with fitted storage, and four piece modern bathroom. Mature front and rear gardens, driveway parking, integrated garage (reduced internal useable space). Rockcliffe is situated on the northern outskirts of Carlisle with its own primary school and within a short drive of an abundance of amenities including shops, supermarkets and transport links.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Staircase to the first floor, radiator, coving to the ceiling, wood effect laminate flooring and walk-in storage cupboard with UPVC double glazed window to the front. Doors to dining lounge and kitchen.



ENTRANCE HALL

DINING LOUNGE (20'6 x 19'8) UPVC double glazed windows to the sides and rear, UPVC double glazed French doors to the rear garden, wood effect laminate flooring, two radiators and remote control wall mounted electric fire.



DINING LOUNGE

3/ GREENFIELDS, ROCKCLIFFE, CARLISLE



DINING LOUNGE

KITCHEN (12'7 x 9') Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, tiled splashbacks, freestanding five ring cooker with extractor hood above, dishwasher, integrated fridge freezer, UPVC double glazed window to the side, radiator, wood effect laminate flooring, walk-in shelved pantry and door to the inner hall.



KITCHEN

INNER HALL Radiator, UPVC double glazed door to the rear garden, doors to utility and cloakroom.

UTILITY ROOM (8'9 x 7') Fitted cupboards and worksurface incorporating sink unit with mixer tap, tiled splashbacks, plumbing for washing machine, radiator, UPVC double glazed window to the rear and wood effect laminate flooring.



UTILITY ROOM

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CLOAKROOM Two piece suite comprising WC and wash hand basin. Tiled splashbacks, radiator and wood effect laminate flooring.



CLOAKROOM

FIRST FLOOR

LANDING UPVC double glazed window to the side, shelved storage cupboards, radiator, loft access, doors to bedrooms and bathroom.

BEDROOM 1 (12'4 x 8'3) UPVC double glazed window to the front, coving to the ceiling, radiator, built-in wardrobes and dressing table.



BEDROOM 1

BEDROOM 2 (11'6 x 10') UPVC double glazed window to the rear, radiator, fitted wardrobes and drawers.



BEDROOM 2

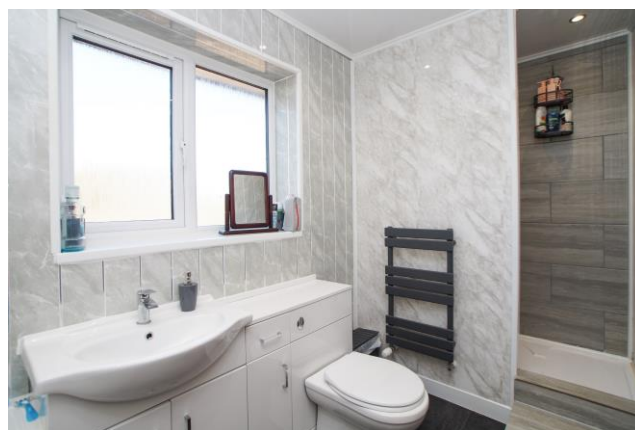
5/ GREENFIELDS, ROCKCLIFFE, CARLISLE

BEDROOM 3 (8'9 x 8'7) UPVC double glazed window to the rear, radiator and fitted storage cupboard housing the Baxi boiler.



BEDROOM 3

BATHROOM (11'3 x 6'3) Four piece suite comprising panelled bath with shower attachment, vanity unit wash hand basin, WC with concealed cistern and walk-in shower. Heated towel rail, slate effect laminate flooring, UPVC double glazed frosted window to the side and coving to the ceiling.



BATHROOM

OUTSIDE Lawned front garden with borders housing a range of shrubs and bushes along with a driveway leading up to the **GARAGE** with up and over door (reduced internal useable space). To the rear of the property is a mature tiered garden enjoying views over the neighbouring countryside incorporating lawn, raised decking, flag stone patio, raised borders housing a variety of trees and shrubs, outside tap and timber shed.



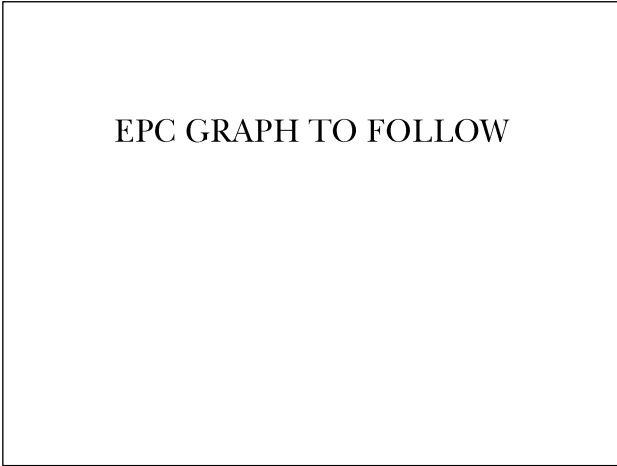
REAR GARDEN

6/ GREENFIELDS, ROCKCLIFFE, CARLISLE

TENURE We are informed the tenure is Freehold

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

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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