

# Cumbrian Properties

131 Edderside Drive, Carlisle



**Price Region £300,000**

**EPC-B**

Detached family home | North of the River Eden  
1 reception room | 5 bedrooms | 2 bathrooms  
Landscaped rear garden | Driveway parking & garage

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## 2/ 131 EDDERSIDE DRIVE, CARLISLE

This neutrally decorated and well-presented, five bedroom, two bathroom, detached property is situated to the north of the River Eden and benefits from a landscaped rear garden, driveway parking and garage. The accommodation briefly comprises entrance hall, lounge, 21' dining kitchen with French doors to the rear garden, utility room and cloakroom. To the first floor there are four double bedrooms, single bedroom, master ensuite shower room and family bathroom. Driveway to the front of the property providing parking for multiple vehicles in front of the single garage, lawned area and a landscaped rear garden laid to Astroturf with an Egyptian sandstone patio. Situated close to an abundance of amenities and only a short distance from Kingstown Industrial Park and the M6 motorway at junction 44.

The accommodation with approximate measurements briefly comprises:

**Front door into entrance hall.**

**ENTRANCE HALL** Radiator, staircase to the first floor, understairs storage cupboard, doors to lounge and dining kitchen.



ENTRANCE HALL

**LOUNGE (16' x 10'7)** UPVC double glazed window to the front and radiator.



LOUNGE



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**DINING KITCHEN (21' x 10'6)** Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, electric oven and grill, four ring gas hob with aluminium splashback and extractor hood above, radiator, wood effect vinyl flooring, UPVC double glazed window to the rear, UPVC double glazed French doors to the rear garden and door to utility room.



DINING KITCHEN

**UTILITY ROOM (7'3 x 5'4)** Fitted cupboards and worksurface, plumbing for washing machine, gas boiler, radiator, wood effect vinyl flooring, door to cloakroom and door to the rear garden.

**CLOAKROOM** Two piece suite comprising WC and wash hand basin. Radiator, UPVC double glazed frosted window to the side and wood effect vinyl flooring.



UTILITY ROOM



CLOAKROOM

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## **FIRST FLOOR**

**LANDING** Doors to bedrooms and family bathroom.

**BEDROOM 1 (14' x 10'7)** UPVC double glazed window to the front, radiator and door to en-suite shower room.

**EN-SUITE SHOWER ROOM (7'7 x 4'4)** Three piece suite comprising walk-in shower unit, wash hand basin and WC. Tiled splashbacks, radiator, UPVC double glazed frosted window to the front and wood effect vinyl flooring.



BEDROOM 1 & EN-SUITE

**BEDROOM 2 (12'8 x 11')** UPVC double glazed window to the front, radiator and fitted storage cupboard.



BEDROOM 2



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**BEDROOM 3 (11' x 9'3)** UPVC double glazed window to the rear and radiator.



BEDROOM 3

**BEDROOM 4 (12'5 x 10')** UPVC double glazed window to the rear and radiator.



BEDROOM 4

**BEDROOM 5 (7'8 x 7')** UPVC double glazed window to the rear and radiator.



BEDROOM 5

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**FAMILY BATHROOM (10' x 5'6)** Three piece suite comprising panelled bath, WC and wash hand basin. Tiled splashbacks, radiator, UPVC double glazed frosted window to the side and wood effect vinyl flooring.



FAMILY BATHROOM

**OUTSIDE** Driveway parking to the front of the property for multiple vehicles in front of the single garage and a lawned garden with borders housing a variety of shrubs. Low maintenance landscaped garden laid to Astroturf with Egyptian sandstone patio area, gravelled borders and outside tap.

**GARAGE** Up and over door, power and light.



REAR GARDEN



REAR OF THE PROPERTY

**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.

