

Cumbrian Properties

10 Thornedge, Cumwhinton



Price Region £425,000

EPC-B

Detached property | Delightful village location
1 reception room | 4 bedrooms | 2 bathrooms
Extensive gardens | Driveway parking and garage

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2/ 10 THORNEDGE, CUMWHINTON, CARLISLE

This beautifully presented, four bedroom, detached property, with an extensive tiered garden, situated in the sought after village of Cumwhinton. The accommodation briefly comprises entrance hall, cloakroom, open plan dining kitchen with integrated appliances, fitted utility room and dining lounge with French doors leading to the rear garden. To the first floor there are four good sized bedrooms, including the master bedroom with en suite shower room and fitted wardrobes, and family bathroom. Lawned front garden, block paved driveway providing ample off-road parking and tiered lawned garden enjoying 360° views over Carlisle towards the distant fells.

The accommodation with approximate measurements briefly comprises:

Composite door into entrance hall.

ENTRANCE HALL (16'7 x 6'6) Wood effect laminate flooring, radiator, staircase with glazed balustrade to the first floor and shelved understairs storage cupboard. Doors to cloakroom, dining kitchen and lounge and integral door to the garage.



ENTRANCE HALL



CLOAKROOM

CLOAKROOM Two piece suite comprising WC and wash hand basin with mixer tap and tiled splashback. Wood effect laminate flooring and heated towel rail.

DINING KITCHEN (21' x 10') Fitted kitchen incorporating sink unit with mixer tap, four burner hob with glass splashback and overhead extractor, eye-level oven and grill. Wood effect laminate flooring, double glazed windows to the front and side, radiator and door to utility room.



DINING KITCHEN

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UTILITY ROOM (8'5 x 5'4) Wood effect laminate flooring, radiator, worksurfaces, fitted cupboards, sink with mixer tap, plumbing for washing machine, double glazed window and UPVC double glazed door to the rear garden.



UTILITY ROOM

DINING LOUNGE (21'3 x 13') Two radiators, double glazed window to the rear and double glazed French doors to the rear garden.



DINING LOUNGE

FIRST FLOOR

LANDING Access via loft ladder to part boarded and insulated loft with light. Doors to bedrooms and bathroom.

BEDROOM 1 (13'2 x 12'6) Double glazed window to the front, radiator, built-in wardrobe and door to en-suite shower room.



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EN-SUITE SHOWER ROOM Three piece suite comprising walk-in shower, wash hand basin and WC. Slate effect vinyl flooring, heated towel rail and double glazed frosted window to the side.



EN-SUITE SHOWER ROOM

BEDROOM 2 (10'9 x 10'4) Double glazed window to the rear and radiator.



BEDROOM 2

BEDROOM 3 (12' x 9'5) Double glazed window to the rear and radiator.



BEDROOM 3

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BEDROOM 4 (13'6 x 9'7) Double glazed window to the front and radiator.



BEDROOM 4

FAMILY BATHROOM Three piece suite comprising shower above panelled bath, WC and vanity unit wash hand basin. Part tiled walls, tiled flooring, ladder style radiator and UPVC double glazed frosted window.



FAMILY BATHROOM

OUTSIDE Block paved driveway to the front providing ample off-road parking, lawned area and floral borders. To the rear of the property is an extensive, tiered garden incorporating a flagstone patio, lawn, raised flower beds, floral borders, outside tap and external sockets. At the bottom of the garden there are superb 360° views of Carlisle and the distant fells.

GARAGE (17'7 x 9'10) Electric up and over door and central heating boiler.



6/ 10 THORNEDGE, CUMWHINTON, CARLISLE

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is in tax band E.

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.

