

# Cumbrian Properties

1 Orchard Lea, Carlisle



Price Region £525,000

EPC-C

Exclusive detached home | Quality fixtures & fittings  
2 reception rooms | 4 bedrooms | 2 bathrooms  
Low maintenance gardens | Detached double garage

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## 2/ 1 ORCHARD LEA, WIGTON ROAD, CARLISLE

An outstanding, beautifully presented, four bedroom, two bathroom, two reception room, exclusive detached family home finished to an extremely high standard throughout, with quality fixtures and fittings, situated to the west of the city. The impressive, bespoke family home occupies a generous plot with a detached double garage, ample parking and low maintenance gardens and briefly comprises entrance porch, open plan entrance hall, cloakroom, lounge, office/study and 34'9 open plan living/dining/kitchen with bi-fold doors to the rear garden. To the first floor there are four spacious double bedrooms, master en-suite cloakroom, en-suite shower room and four piece luxury family bathroom. Low maintenance tarmac gardens providing parking for several vehicles and detached double garage. This impressive property benefits from underfloor heating to the ground floor, UPVC double glazing and gas central heating and is offered for sale in pristine decorative order throughout.

Situated to the west of the city close to a variety of local amenities including schools, shops and regular bus routes. Easy access to the western bypass. Sold with the benefit of no onward chain.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

**Entrance porch with double glazed composite door into spacious open plan entrance hall.**

**OPEN PLAN ENTRANCE HALL** Bespoke feature staircase to the first floor with glazed side panels and LED lighting, wall mounted designer radiator, LED ceiling spotlights, coving to the ceiling and porcelain tiled floor with underfloor heating. Composite grey wooden doors into understairs storage cupboard, lounge, impressive living/dining/kitchen, cloakroom and office/study.



ENTRANCE HALL

**CLOAKROOM** White two piece suite comprising low level WC and floating wash hand basin. Fully tiled walls, porcelain tiled floor with underfloor heating, wall mounted chrome designer radiator, double glazed frosted window to the front and PVC panelled ceiling with LED spotlights.

**LOUNGE (17'6 max x 16'3 max)** Double glazed windows to the front and side, living flame gas fire in a marble fireplace, coving to the ceiling, LED spotlights, radiator and porcelain tiled floor with underfloor heating.

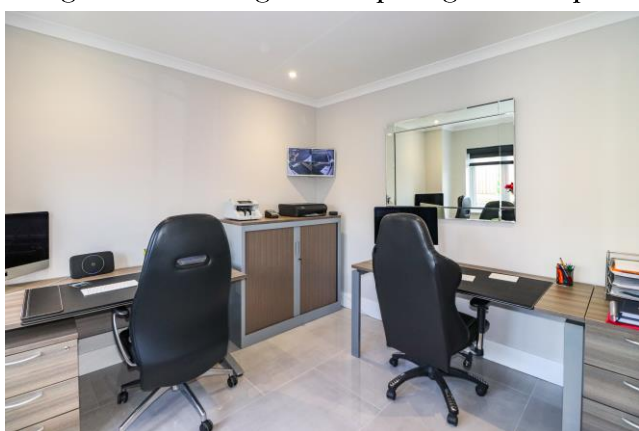


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LOUNGE

**OFFICE/STUDY (11' max x 10' max)** Double glazed window to the front, radiator, coving to the ceiling, LED spotlights and porcelain tiled floor with underfloor heating.



OFFICE/STUDY

**OPEN PLAN LIVING/DINING/KITCHEN (34'9 max x 13'5 max)**

**KITCHEN AREA** A range of bespoke, quality wall and base units with granite worksurfaces and splashbacks. Centre island unit incorporating a Franke one and a half bowl stainless steel sink unit with Franke kettle tap, five ring induction hob with Siemens extractor hood above, wine fridge and integrated dishwasher. Eye level electric oven with steam oven and combination grill, integrated coffee machine and space for American style fridge freezer. Utility area with additional Franke one and a half bowl stainless steel sink unit with mixer tap, cupboards housing plumbing for washing machine and space for tumble dryer. High shine porcelain tiled floor with underfloor heating, composite glazed door to the side, LED ceiling spotlights, coving to the ceiling, wall mounted white designer radiator and floor to ceiling, full length picture windows to the rear.

**LIVING/DINING AREA** High shine porcelain tiled floor with underfloor heating, bi-fold patio doors to the rear garden, LED ceiling spotlights, coving to the ceiling with integrated LED mood lighting, wall mounted radiator and feature Lakeland slate wall.



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OPEN PLAN LIVING/DINING/KITCHEN

**FIRST FLOOR**

**LANDING** Bespoke glazed balustrade, grey wood effect flooring, LED ceiling spotlights, coving to the ceiling, radiator and light tunnel. Composite grey wooden doors into bedrooms, family bathroom and airing cupboard.



FIRST FLOOR LANDING

**MASTER BEDROOM (15'8 x 13'8)** Double glazed window to the front, bespoke fitted mirror fronted wardrobes with sliding doors, radiator, LED ceiling spotlights, coving to the ceiling, grey wood effect flooring and glazed composite grey door to the en-suite cloakroom.



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MASTER BEDROOM

**EN-SUITE CLOAKROOM** White two piece suite comprising floating vanity unit wash hand basin with waterfall tap and low level WC. Feature LED mirror, porcelain tiled walls and floor, double glazed frosted window to the front, chrome towel rail radiator and PVC panelled ceiling with spotlights.



EN-SUITE CLOAKROOM

**BEDROOM 2 (14' max x 10' max)** Double glazed window to the front, radiator, grey wood effect flooring, ceiling spotlights, coving to the ceiling and glazed composite grey door into the en-suite shower room.



BEDROOM 2

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**EN-SUITE SHOWER ROOM** White three piece suite comprising corner shower cubicle with rainfall showerhead and shower hose attachment, vanity unit wash hand basin with waterfall tap and low level WC. LED vanity mirror, porcelain tiled walls and floor, chrome towel rail radiator, double glazed frosted window to the front and PVC panelled ceiling with spotlights.



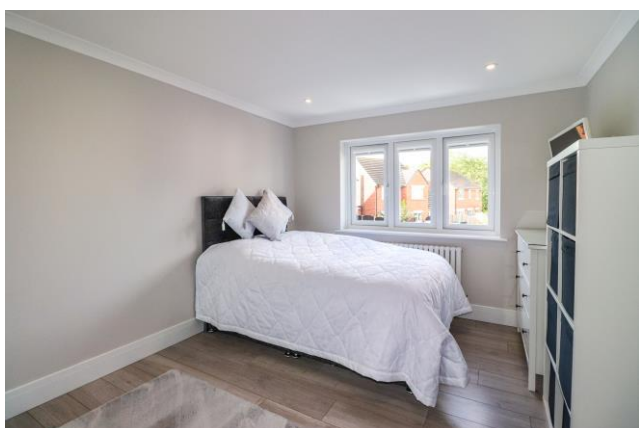
EN-SUITE SHOWER ROOM

**BEDROOM 3 (14' max x 12'9 max)** Double glazed window to the rear with Intu blinds, fitted wardrobe with sliding doors, radiator, LED ceiling spotlights, coving to the ceiling and grey wood effect flooring.



BEDROOM 3

**BEDROOM 4 (13' max x 10')** Double glazed window to the rear with Intu blinds, radiator, LED ceiling spotlights, coving to the ceiling and grey wood effect flooring. Access to loft via a pull down ladder.



BEDROOM 4



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**FAMILY BATHROOM** Impressive bespoke four piece suite comprising freestanding bath with mixer tap and shower hose attachment, walk-in shower unit with rainfall shower head and shower hose attachment, low level WC and floating vanity unit wash hand basin with waterfall tap. Fully tiled walls, tiled flooring with LED lighting, integrated bathroom television, wall mounted LED vanity mirror, wall mounted white designer radiator, PVC panelled ceiling with LED spotlights and double glazed frosted window to the rear.



FAMILY BATHROOM

**OUTSIDE** The property is accessed via electric gates leading into the driveway providing parking for several vehicles. Low maintenance, spacious, tarmac gardens circumscribe the property incorporating paved seating areas, areas laid to artificial turf, water feature and fully decked 20' swim spa with opening roof.

**DETACHED DOUBLE GARAGE (22'8 max x 19'4 max)** Two electric up and over doors, power and light, alarm system, workbench, utility area and composite rubber floor.



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**NOTES** CCTV system installed.

**COUNCIL TAX BAND** To be confirmed by the vendor.

**TENURE** To be confirmed by the vendor.

**SERVICES** Mains water, gas and electricity are connected.

**VIEWING** Cumbrian Properties ELA Ltd, 2 Lonsdale Street, Carlisle. Tel 01228 599940

**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.

