

# Cumbrian Properties

3 The Glebe, Castle Carrock



**Price Region £275,000**

**EPC-D**

Extended semi-detached | Sought after village location  
22'5 dining kitchen | 4 bedrooms | 4 piece bathroom  
Driveway and garage | Rear garden

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

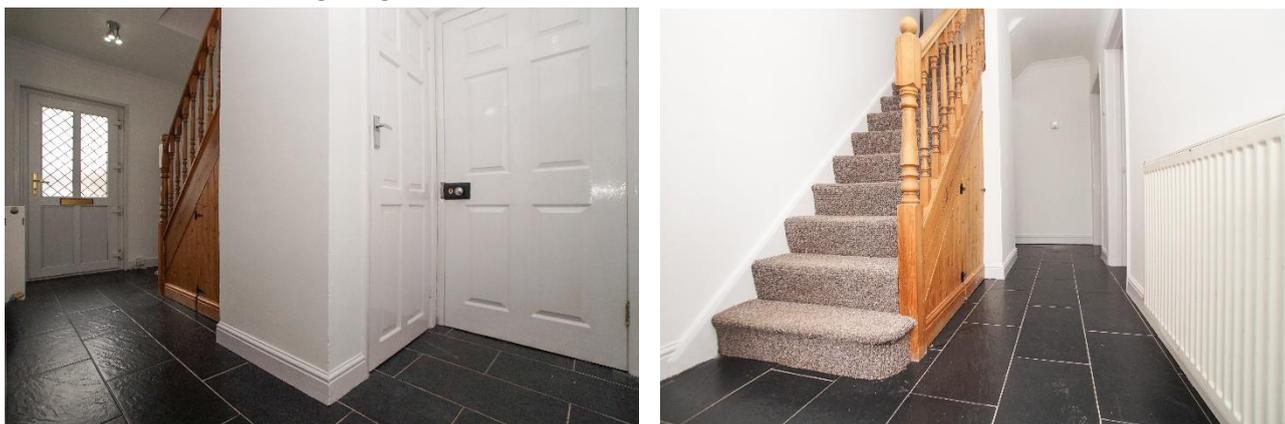
## 2/ 3 THE GLEBE, CASTLE CARROCK, BRAMPTON

A well presented neutrally decorated extended four good sized bedroom semi-detached property situated on a cul-de-sac location and is sold with the benefit of no onward chain. The oil central heated and double glazed accommodation briefly comprises of entrance hall, cloakroom, lounge with multi fuel stove, dining kitchen with integrated appliances and patio doors leading to the sandstone patio and rear garden. To the first floor there are four bedrooms, fitted wardrobes to master, and a spacious four piece bathroom with free standing roll top bath and two generous size walk-in storage cupboards. Front lawned garden with block paved driveway leading up to the garage. To the rear of the property is a fence and hedge enclosed garden with stunning views over the neighbouring countryside with lawned area, sandstone patio, external water tap and gated access to the side.

The accommodation with approximate measurements briefly comprises:

**UPVC double glazed door into entrance hall.**

**ENTRANCE HALL (15' x 6'3)** Radiator, staircase to the first floor, two understairs storage cupboards, radiator, coving to ceiling and tiled flooring. Doors to lounge, dining kitchen, cloakroom and garage.



ENTRANCE HALL

**CLOAKROOM** WC, wash hand basin, tiled splashback, heated towel rail, tiled flooring and double glazed frosted window to the side.

**LOUNGE (14' x 12')** Double glazed window to the front, radiator, coving to ceiling and multi fuel stove.



LOUNGE

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**DINING KITCHEN (22'5 x 21')** Fitted kitchen incorporating a 1.5 sink with mixer tap, electric oven and grill, electric hob with aluminium splashback and overhead extractor, dishwasher and integrated fridge/freezer. Double glazed window to the rear, coving to ceiling, radiator, UPVC double glazed door to the side and UPVC double glazed patio doors leading to the sandstone paved seating area in the rear garden.



DINING KITCHEN

**GARAGE (24'3 x 14')** With up and over electric door, sink with worksurface, power and lighting, houses the Worcester oil boiler, UPVC double glazed window and door to the rear garden.

**FIRST FLOOR LANDING** Loft access and doors to bedrooms and bathroom.

**BEDROOM 1 (15' x 11'7)** Double glazed window to the front, radiator, coving to ceiling and fitted wardrobe with sliding mirrored door.



BEDROOM 1

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**BEDROOM 2 (15' x 9')** Double glazed windows to the rear, radiator and coving to ceiling.



BEDROOM 2

**BEDROOM 3 (11'5 x 9'9)** Double glazed windows to the front and radiator.



BEDROOM 3

**BEDROOM 4 (9'5 x 5'6)** Double glazed window to the rear and radiator.



BEDROOM 4

**FAMILY BATHROOM (13'8 x 13'4)** Four piece bathroom suite comprising WC, wash hand basin, walk-in shower unit and free standing roll top bath with shower attachment. Heated towel rail, radiator, two Velux windows to the rear and two generous sized walk-in shelved storage cupboards.

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FAMILY BATHROOM

**OUTSIDE** Driveway to the front of the property along with lawn and floral borders. To the rear of the property there is a fence and hedge enclosed low maintenance tiered garden incorporating lawned areas, sandstone patio and timber shed.



REAR GARDEN

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band B

**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.

