

# Cumbrian Properties

## 25 Riverside Way, Carlisle



**Price Region £325,000**

**EPC-D**

Detached house | No onward chain  
2 reception rooms | 4 bedrooms | 2 bathrooms  
Conservatory | Gardens, double garage & drive

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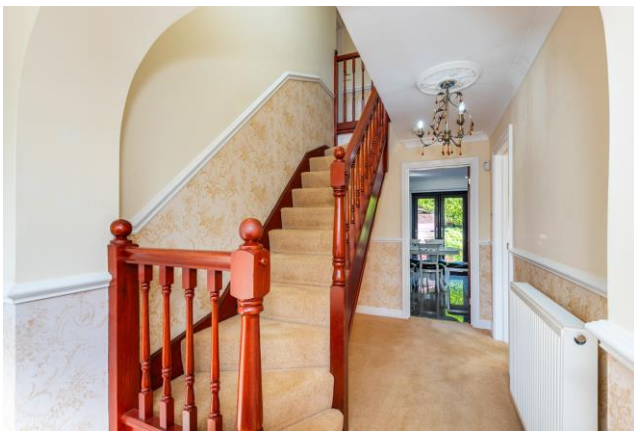
## 2/ 25 RIVERSIDE WAY, OFF GREYSTONE ROAD, CARLISLE

This exceptional, four bedroom, two bathroom, detached family home offers an abundance of living space, plenty of off-street parking, double garage and private wrap-around gardens. Situated in a quiet cul-de-sac location the property is not overlooked from the front or back and is just a stone's throw from local amenities and the city centre. Off the spacious entrance hall is the bay fronted lounge leading to the 22' conservatory with bi-fold and French doors to the garden, there is also a separate dining room/play room which could equally be utilised as a ground floor bedroom, and a stunning bespoke dining kitchen with quality, integrated appliances, Range style cooker and porcelain tiled floor. There is also a handy rear porch with storage and cloakroom with two piece suite. To the first floor, off the spacious landing, there are four bedrooms, master en-suite shower room and a four piece family bathroom with freestanding rolltop bath. Externally, to the front of the property, there is block paved driveway parking for four to five vehicles along with a double garage. To the rear of the property there are generous wrap-around lawned gardens with summer house, garden shed and patio seating area. The property makes a fantastic family home and is in close proximity to local primary and secondary schools, local shops and city centre, and has good access to the M6 motorway at junction 43.

The accommodation with approximate measurements briefly comprises:

**Composite front door into spacious entrance hall.**

**ENTRANCE HALL** Doors to dining lounge, dining room and kitchen. Staircase to the first floor, radiator, coving and ceiling rose.



ENTRANCE HALL

**DINING LOUNGE (27' max x 16' max)** Double glazed bay window to the front, coal effect gas fire, two radiators, coving and ceiling rose, and double glazed doors to the conservatory.



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**CONSERVATORY (22'4 max x 19' max)** Double glazed windows, double glazed bi-fold doors to the patio, double glazed French doors leading to the lawned area of the garden, self-cleaning roof, two radiators, half carpet and half wood effect flooring.



CONSERVATORY

**DINING ROOM (15'5 x 9'4)** Double glazed windows to the front and side, radiator, coving and ceiling rose.



DINING ROOM

**KITCHEN (17'9 x 16'9)** Fitted kitchen incorporating a Range style cooker with five ring induction hob and extractor hood above, integrated microwave/oven/grill, 2 x integrated fridges, full height freezer, washing machine and dishwasher. One and a half bowl undermounted sink with mixer tap providing instant boiling water, boarded splashbacks, under counter lighting, porcelain floor tiles, radiator, plinth lighting, double glazed window and double glazed door to the rear garden, ceiling spotlights, coving and door to the rear porch.





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**REAR PORCH** Built-in storage housing the Baxi combi boiler, porcelain tiled floor, ceiling spotlights, composite door to the side and door to cloakroom.

**CLOAKROOM** Two piece suite comprising vanity unit wash hand basin and WC with concealed cistern. Frosted glazed window, coving to the ceiling and porcelain tiled floor.

## **FIRST FLOOR**

**LANDING** Doors to bedrooms and bathroom, built-in storage and loft access.



LANDING

**BEDROOM 1 (16' x 9'5)** Double glazed windows to the front and rear, radiator, built-in storage, coving and door to the en-suite shower room.



BEDROOM 1

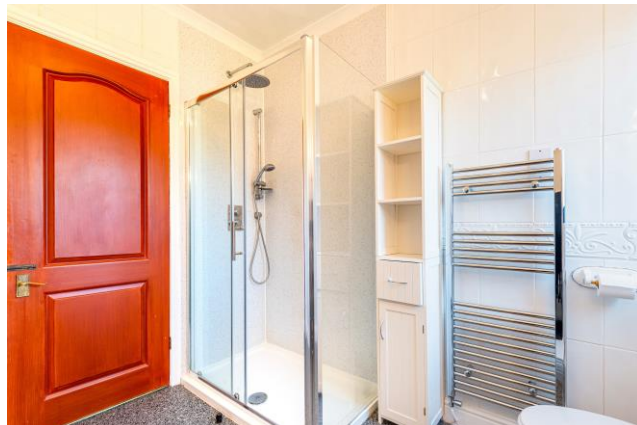
**EN-SUITE SHOWER ROOM (8'8 x 4')** Three piece suite comprising corner shower cubicle with removable hand shower and fixed rain shower head, wash hand basin and WC. Frosted glazed window, coving, radiator and part tiled walls.



EN-SUITE SHOWER ROOM

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**BATHROOM (9' x 8'7)** Four piece suite comprising walk-in shower cubicle with removable hand shower and fixed rain shower head, freestanding roll top bath with shower attachment, wash hand basin and WC. Tiled walls, frosted glazed window, coving and heated towel rail.



BATHROOM

**BEDROOM 2 (12' x 10')** Double glazed window to the rear, radiator and coving.



BEDROOM 2

**BEDROOM 3 (10' max x 10' max)** Mirrored fronted fitted wardrobes, double glazed window to the front with an open aspect, radiator and coving.



BEDROOM 3



BEDROOM 4



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**BEDROOM 4 (8'5 x 6'9)** Double glazed window to the front and coving.

**OUTSIDE** To the front of the property is a block paved driveway providing off-street parking for four to five vehicles leading up to the double garage. To the rear of the property is a generous, wrap-around lawned garden bordered by hedgerow creating a nice private space to enjoy the outdoors with timber built summer house, floral borders, patio seating area, garden shed, external water supply, electrical sockets and access into the double garage.

**DOUBLE GARAGE (17'4 x 17'4)** Light, power and water.



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.