



52 Edderside Drive, Carlisle, CA3 0FB

Offers over £280,000

Vicinity Homes are delighted to offer to the market this immaculately presented and spacious, five bedroom detached family home situated within the sought after Tarraby View Persimmon Homes Development which is located to the North of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has excellent access to the M6 Motorway and the Western City Bypass. The accommodation briefly comprises of an entrance hallway, lounge, dining kitchen with double glazed french doors, utility room and a cloakroom/WC. To the first floor there are five bedrooms, master en suite shower room and a family bathroom. The property also benefits from double glazing, central heating, on site parking for two cars, garage and a landscaped garden to rear. Viewing of this fantastic family home is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family.

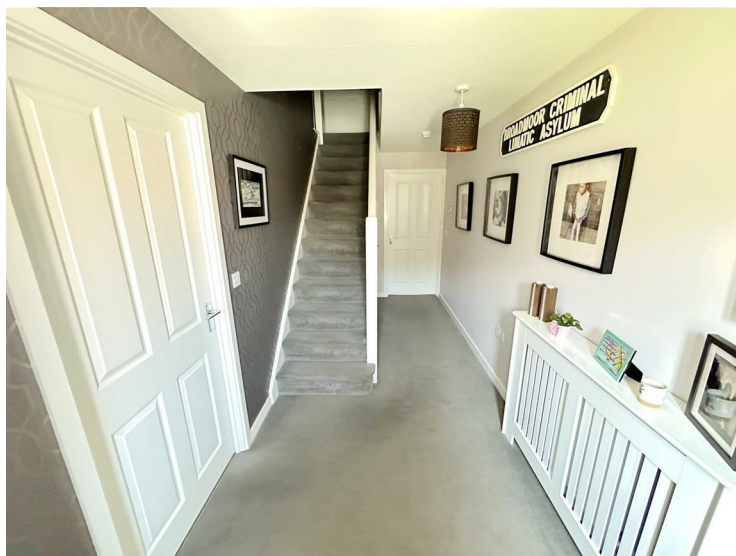
Directions

From Carlisle City Centre proceed North up Stanix Bank and continue onto Scotland Road. Turn right onto Windsor Way and continue straight ahead onto the Persimmon Homes Development. Turn right onto Edderside Drive. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Entrance Hallway



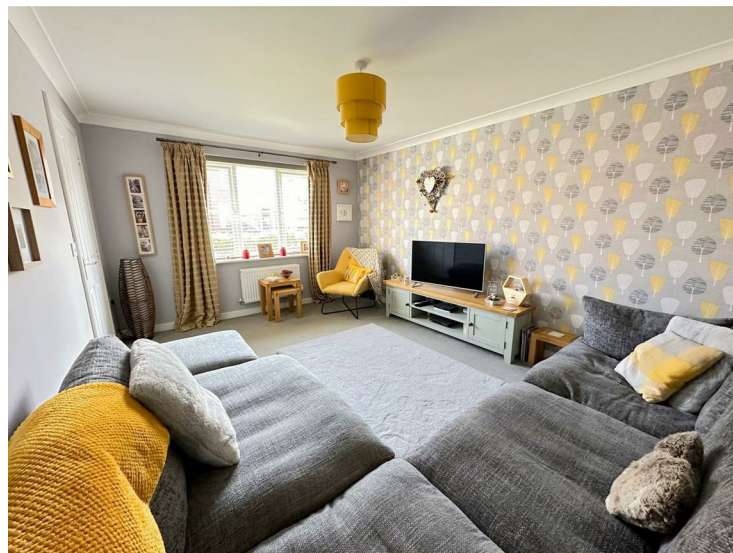
Approached by a door to front, incorporating a radiator, under stairs storage cupboard and stairs to the first floor.



Lounge 15'1" x 10'8" (4.612m x 3.254m)



Incorporating a double glazed window to front, radiator and coving to the ceiling.



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Dining Kitchen 21'2" x 9'9" (6.459m x 2.981m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Integrated dishwasher, 1.5 sink unit with mixer tap, space for a fridge/freezer, double glazed window to rear, double glazed french doors to rear, radiator and inset ceiling lights.



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Utility Room 6'5" x 5'5" (1.967m x 1.665m)



Incorporating a fitted base unit with complementary work surface over, plumbing for a washing machine, space for a tumble dryer, radiator and a door to rear.

Cloakroom/WC 5'5" x 3'0" (1.661m x 0.919m)



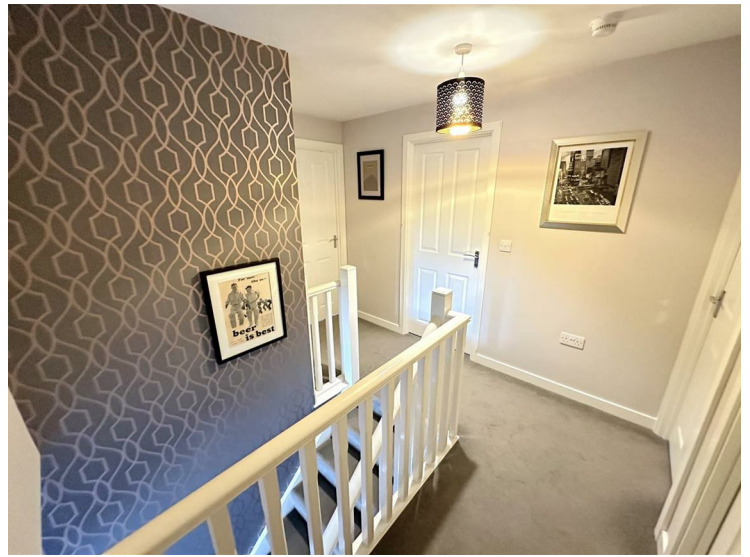
Incorporating a pedestal wash hand basin, WC, double glazed obscured window to side, radiator, tiled splash areas and a radiator.



First Floor Landing



Incorporating loft access.



Bedroom One 13'5" x 10'7" (4.093m x 3.251m)



A double bedroom incorporating a double glazed window to front and a radiator.

En Suite Shower Room 7'7" x 4'4" (2.314m x 1.329m)



Incorporating a modern three piece suite comprising of a double shower cubicle with waterfall shower & attachment, pedestal wash hand basin and WC. Double glazed obscured window to front, heated towel rail, tiled splash areas, inset ceiling lights and extractor fan.



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Bedroom Two 10'7" x 11'4" min x 12'9" max (3.246m x 3.471m min x 3.890m max)



A double bedroom incorporating a double glazed window to front, radiator and built in storage cupboard.



Bedroom Three 9'11" max x 11'9" (3.045m max x 3.589m)



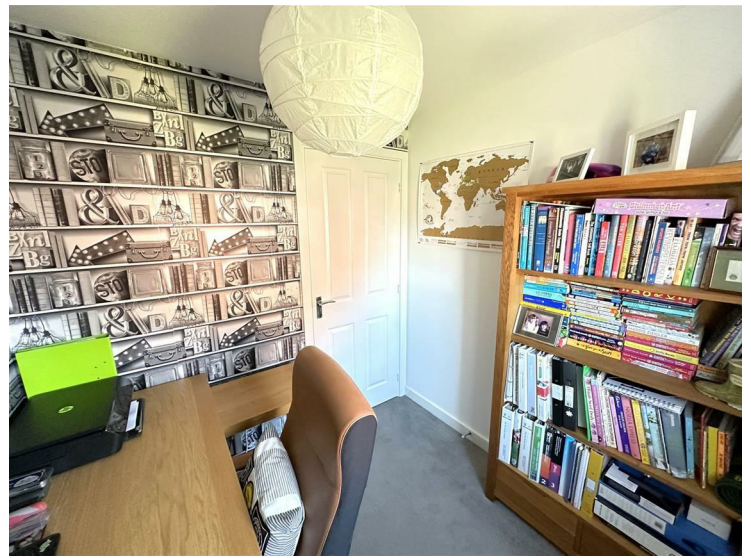
A double bedroom incorporating a double glazed window to rear and a radiator.

Bedroom Four 10'2" x 9'2" (3.112m x 2.807m)



A double bedroom incorporating a double glazed window to rear and a radiator.





Bedroom Five 6'11" x 7'2" (2.119m x 2.189m)

Bathroom 9'2" x 5'6" (2.802m x 1.686m)



Incorporating a double glazed window to rear and a radiator.

Incorporating a modern three piece suite comprising of a bath with shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to side, heated towel rail, tiled splash areas, inset ceiling lights and extractor fan.



Outside



The property is approached by on site parking for two vehicles leading to the garage. There is also a lawn area with flower and shrub beds. To the rear of the property there is a landscaped enclosed garden with lawn area, patio seating area, timber decked seating area, flower and shrub beds, outside tap, outside power point, bin store area and gated access to the front.



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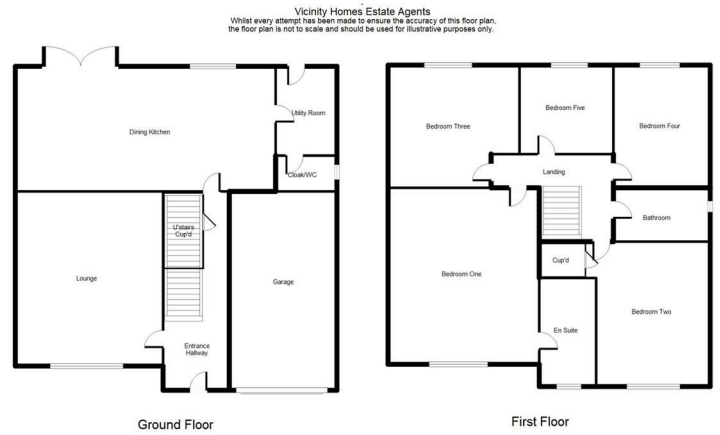
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Garage 16'4" x 9'0" (4.993m x 2.759m)

Incorporating an up and over door, power and lighting.

Floor Plan



Please note, the floor plan is not to scale and should be used for illustrative purposes only.

EPC Band B

<https://find-energy-certificate.service.gov.uk/energy-certificate/8778-7333-5010-5931-2996>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band D.

Estate Agents Note

Please note, we have been informed there is a management fee for the upkeep of the Development which is £150.00 per annum.

Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: sales@vicinityhomes.co.uk.

Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates. It is your decision whether you choose to deal with Fisher Financial Associates. In making that decision, you should know that we will receive commission from the company worth approximately £50 depending on any business written.

Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.

Misrepresentation Act 1967

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 should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances



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mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

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Free, No Obligation Valuation

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