



**25 Ascot Way, Carlisle, CA2 4NB**

**Offers in the region of  
£299,950**

Vicinity Homes are delighted to offer to the market this well presented and deceptively spacious, four bedroom detached family home situated on the ever popular Story Homes The Ridings Development which is located to the South of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has good access to the City Centre and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge, cloakroom/WC and a good sized dining kitchen with a range of integrated appliances and double glazed french doors to the rear garden. To the first floor there are four bedrooms, master en suite shower room and a family four piece bathroom. The property also benefits from double glazing, central heating, block paved on site parking for two vehicles, integral garage with utility area and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!

### Directions

From Carlisle City Centre proceed South along Currock Road. At the round about take the second exit onto Blackwell Road. Continue on this road and onto Durdar Road. Turn left onto Ascot Way which leads into The Ridings Development. The property is situated on the left hand side and can be identified by our "For Sale" sign.

### Entrance Hallway



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



### Lounge 15'11" x 11'9" (4.857m x 3.592m)



Incorporating a double glazed window to front, radiator, coving to the ceiling and a feature fireplace with surround, inset and hearth.

[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

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**Cloakroom/WC 5'9" x 2'9" (1.772m x 0.852m)**



Incorporating a pedestal wash hand basin, WC, radiator, tiled splash areas and extractor fan.

**Dining Kitchen 25'1" x 9'10" (7.649m x 3.010m)**



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

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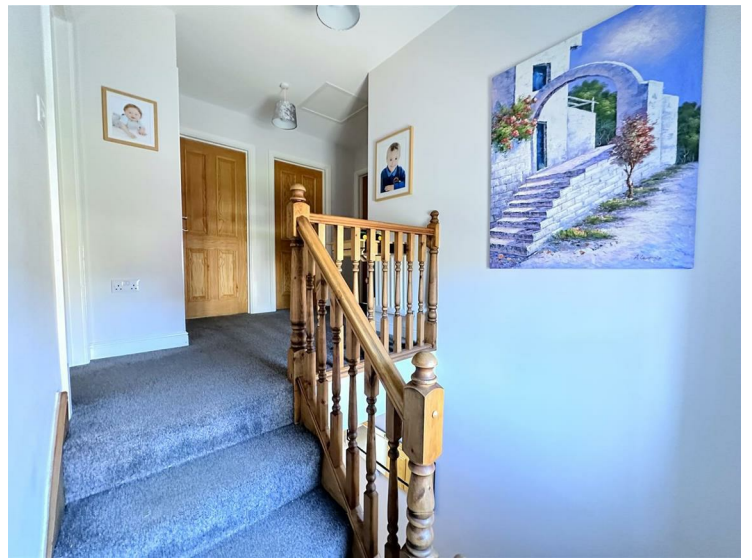
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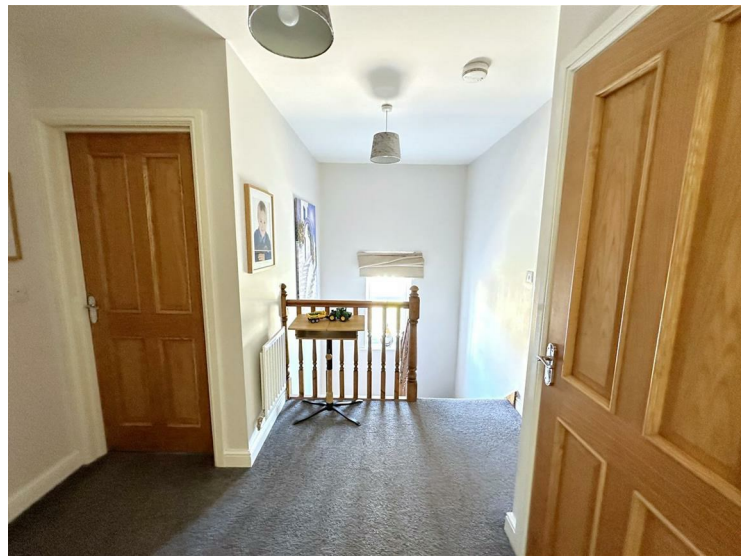
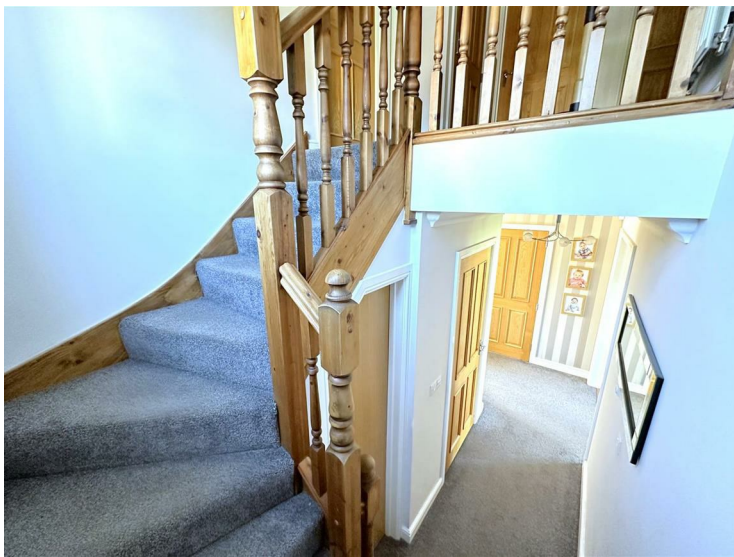
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### First Floor Landing



Incorporating a double glazed window to side, loft access, radiator and built in storage cupboard.



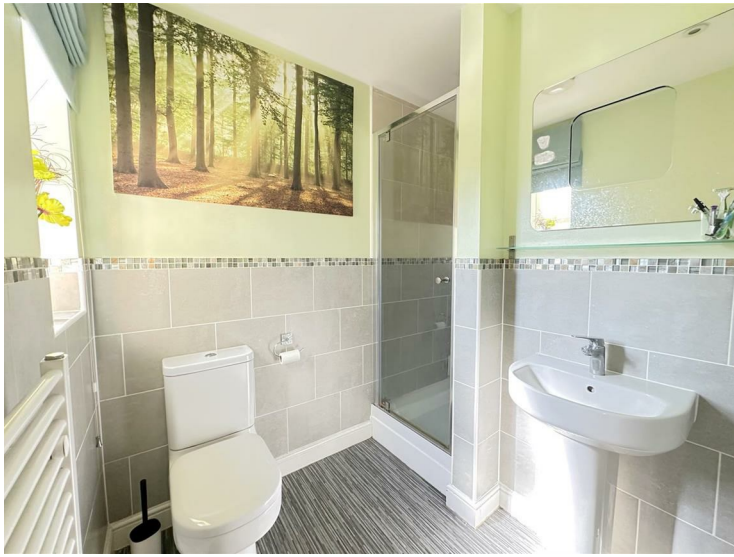
**Bedroom One 16'1" x 11'9" (4.907m x 3.587m)**



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



**En Suite Shower Room 5'7" x 8'7" (1.726m x 2.620m)**



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



**Bedroom Two 12'2" x 9'1" (3.730m x 2.788m)**



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

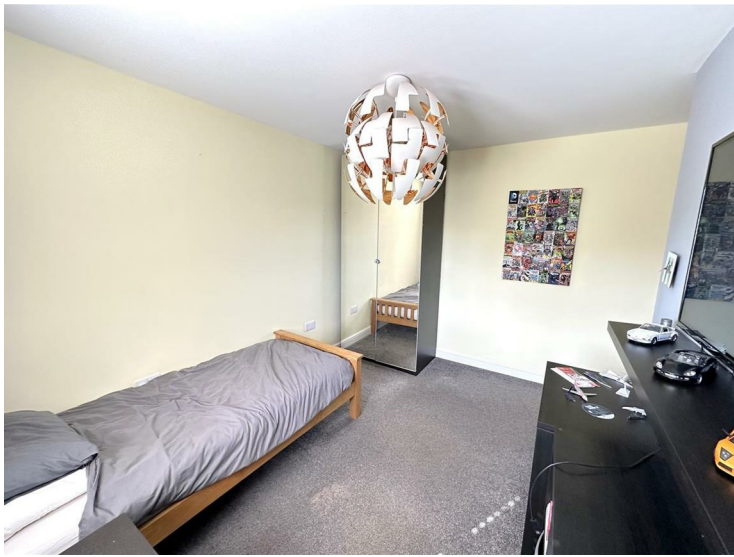


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**Bedroom Three 11'7" x 8'8" (3.554m x 2.661m)**



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

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**Bedroom Four 10'0" x 6'9" (3.054m x 2.065m)**



Incorporating a double glazed window to rear and a radiator.



**Bathroom 8'8" x 6'6" (2.662m x 1.987m)**



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

## Outside



The property is approached by block paved on site parking for two vehicles leading to the integral garage. There is also a lawn area, flower and shrub beds and an outside tap. To the rear of the property there is a good sized enclosed garden with lawn area, patio seating areas and gated access to the front.

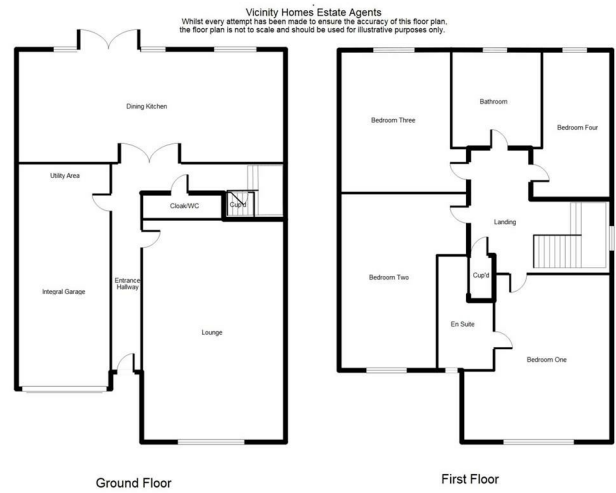




### **Integral Garage With Utility Area 17'3" x 8'3" (5.267m x 2.530m)**

Incorporating an up and over door, power, lighting, plumbing for a washing machine, space for a tumble dryer, fitted base units with work surface over, sink unit and tiled splash areas.

### **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/8595-7032-4189-5122-3906>

### **Tenure**

The property is Freehold.

### **Council Tax**

The property is in Council Tax Band D.

### **Estate Agents Note**

We have been informed there is an upkeep fee for the Development of approximately £85 per year.

### **Viewings**

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



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

**Mailing List**

To register your buying information and receive updates on all our available properties, please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk.

**Free, No Obligation Valuation**

We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk to arrange an appointment.

