



**47 Fenwick Drive, Kingstown, Carlisle, CA6 4DL**

**Offers over £280,000**

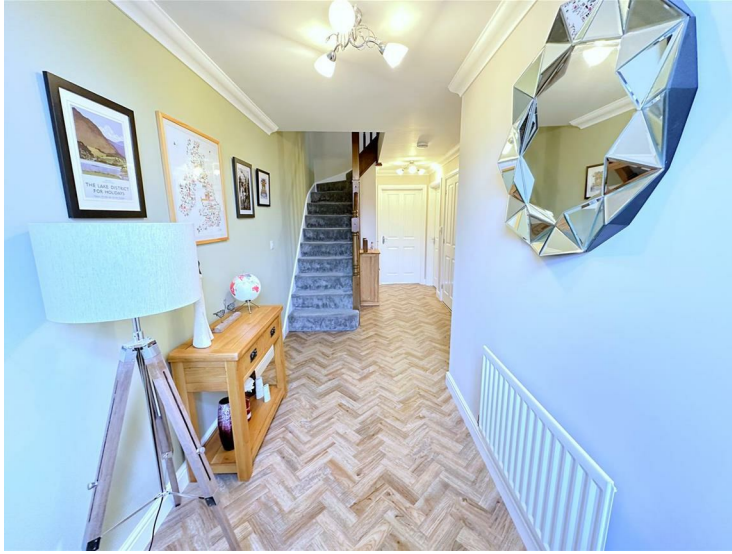
Vicinity Homes are delighted to offer to the market this immaculately presented and deceptively spacious, four bedroom, two reception room, link semi detached town house situated on the sought after Story Homes Crindledyke Farm Estate. The property is close to a range of local amenities, regular bus route, play park, nature reserve, popular Primary & Secondary Schools and has excellent access to the M6 Motorway and the Western City Bypass. The modern accommodation is split over three floors and briefly comprises of an entrance hallway, double bedroom, modern shower room, utility room and a play room with double glazed french doors to the rear garden. To the first floor there is a spacious lounge and a modern dining kitchen with a range of integrated appliances and double glazed french doors with a Juliette style balcony. To the second floor there are three good sized bedrooms, modern master en suite shower room and a modern bathroom. The property also benefits from double glazing, central heating, block paved on site parking for two vehicles, garage and a garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. This property is ideal for a family!



### Directions

Proceed North along Parkhouse Road. Turn left onto Crindledyke Lane and continue straight ahead, following the road to the left onto Fenwick Drive. 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, LTV flooring, under stairs storage cupboard, coving to the ceiling and stairs to the first floor.



### Bedroom One 13'10" x 10'1" (4.229m x 3.084m)



A double bedroom incorporating a double glazed bay window to front, radiator and fitted wardrobe/storage.

**Shower Room 9'4" x 4'8" (2.856m x 1.431m)**

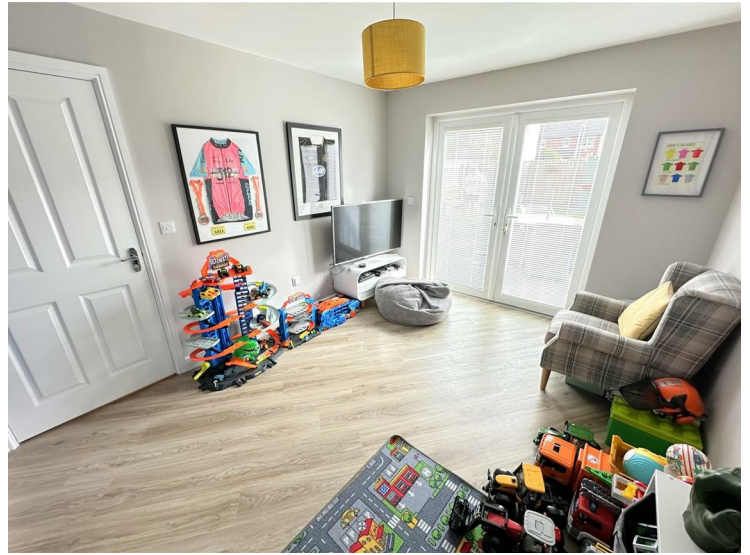


Incorporating a modern three piece suite comprising of a double shower cubicle, pedestal wash hand basin and WC. Extractor fan, inset ceiling lights, radiator, tiled splash areas and LVT flooring.

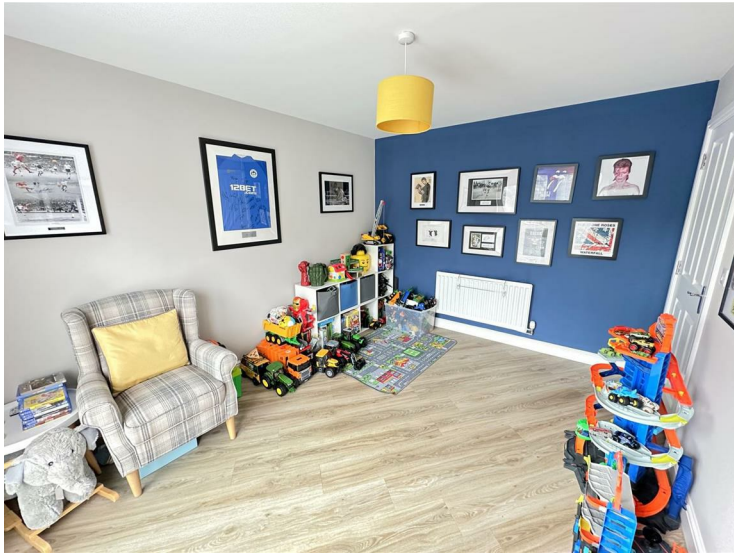




**Play Room 12'0" x 9'11" (3.677m x 3.040m)**



Incorporating double glazed french doors to rear, radiator and LVT flooring.





**Utility Room 7'8" x 7'11" (2.343m x 2.433m)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, plumbing for a washing machine and sink unit with a mixer tap. Door to rear, LVT flooring, radiator and extractor fan.



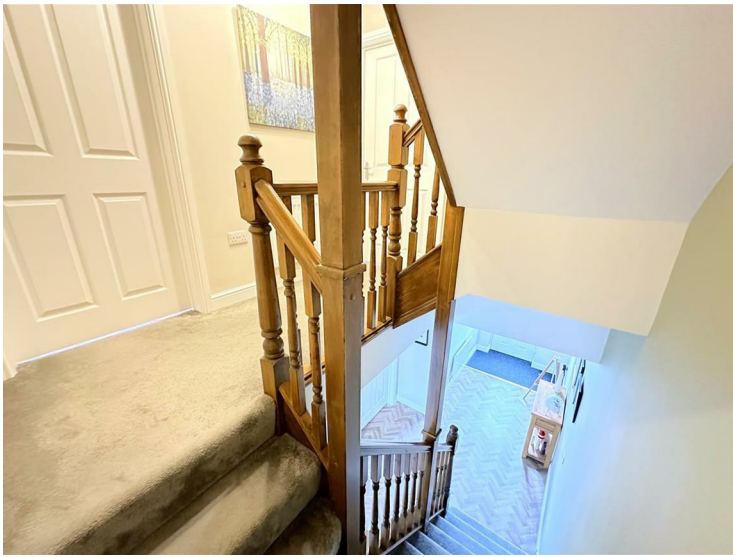
**First Floor Landing**



Incorporating a radiator and stairs to the second floor.



**Dining Kitchen 18'1" max x 9'11" min x 14'7" (5.531m max x 3.039m min x 4.463m)**



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 fridge, integrated freezer, integrated dishwasher and 1.5 sink unit with mixer tap. Double glazed window to rear, double glazed french doors with a Juliette Style balcony, radiator, inset ceiling lights and LVT flooring.



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

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**Lounge 18'1" max x 14'5" max x 11'8" min (5.521m max x 4.397m max x 3.559m min)**



Incorporating three double glazed windows to front, radiator, coving to the ceiling and a feature fireplace.



## Second Floor Landing



Incorporating a built in storage cupboard and loft access.







**Bedroom Two 14'5" x 9'11" (4.406m x 3.043m)**



A double bedroom incorporating two double glazed windows to front and a radiator.

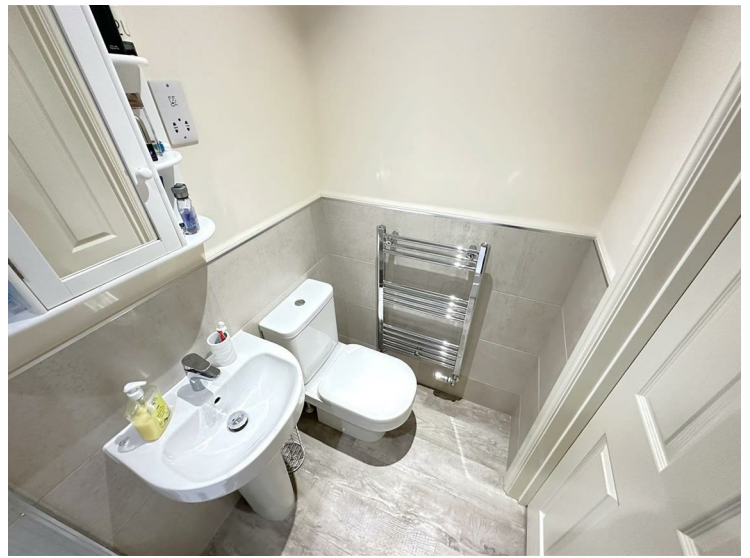




**En Suite Shower Room 6'8" x 3'10" (2.048m x 1.188m)**



Incorporating a modern three piece suite comprising of a double shower cubicle, pedestal wash hand basin and WC. Extractor fan, tiled splash areas, heated towel rail, inset ceiling lights and vinyl flooring.



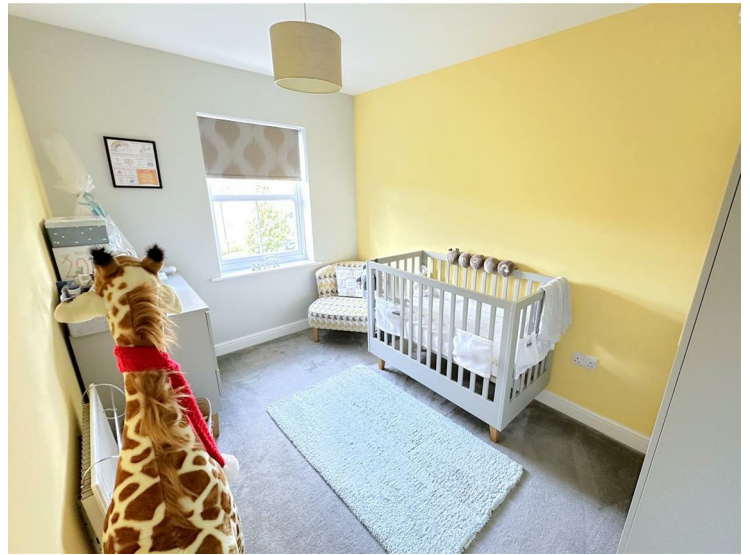
**Bedroom Three 10'4" min x 10'0" (3.170m min x 3.054m)**



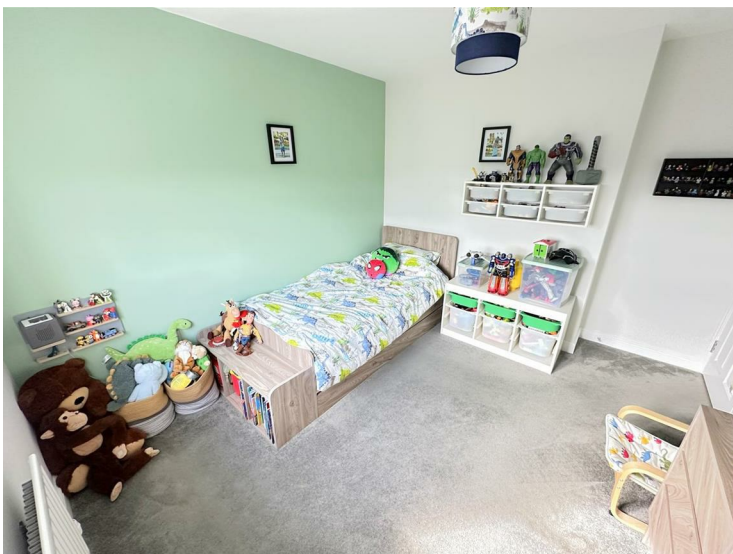
A double bedroom incorporating a double glazed window to rear and a radiator.



**Bedroom Four 11'8" x 7'8" (3.558m x 2.347m)**

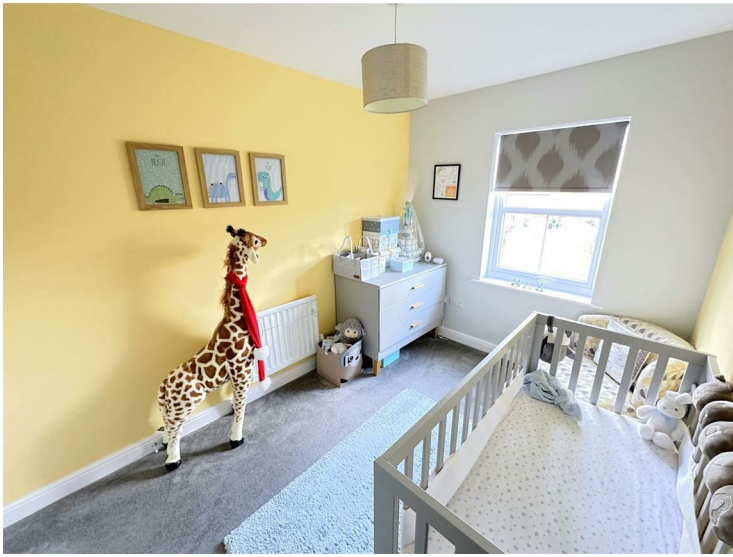


Incorporating a double glazed window to front and a radiator.





**Bathroom 8'1" x 7'8" (2.464m x 2.358m)**



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



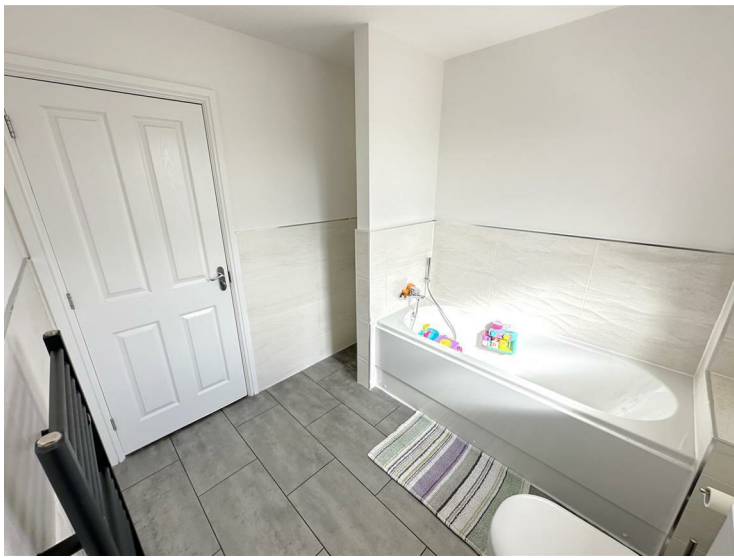
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## Outside



To the rear of the property there is an enclosed garden with lawn area, patio seating area, outside tap and gated access to block paved on site parking for two vehicles leading to the single garage.







### **Single Garage 17'9" x 9'6" (5.432m x 2.917m)**

Incorporating an up and over door, power, lighting and double glazed obscured window to front.

### **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/8906-7794-1939-0107-9233>

### **Tenure**

The property is Freehold.

### **Council Tax Band**

The property is in Council Tax Band D.

### **Estate Agents Note**

There is an annual upkeep for the development, the payment for 2024 was £151.51.

### **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 - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection



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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.

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**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.

