



35 Axson Drive, Carlisle, CA1 3FZ

**Offers in the region of
£299,950**

Vicinity Homes are delighted to offer to the market this immaculately presented, four bedroom detached house situated on a corner plot within the sought after Taylor Wimpey Coppice Development which is located to the South East 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 modern accommodation briefly comprises of an entrance hallway, cloakroom/WC, study, lounge and a dining kitchen with a range of integrated appliances and double glazed french doors to rear. To the first floor there are four bedrooms, master en suite shower room and a modern family bathroom. The property also benefits from double glazing, central heating, on site parking, single garage and a generous sized garden to rear. Viewing is absolutely essential to fully appreciate the size of the accommodation on offer. A purchase purchase for a family!

Directions

From Carlisle City Centre proceed South along London Road. Turn left at the traffic lights onto Cumwhinton Road. At the round about take the first exit onto Garlands Road. Continue on this road and turn left into "The Coppice" Development. Turn right at the T junction and right again onto Axson 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, engineered oak flooring, under stairs storage cupboard and stairs to the first floor.



Cloakroom/WC 5'9" x 3'3" (1.759m x 1.012m)



Incorporating a pedestal wash hand basin, WC, double glazed obscured window to front, radiator, extractor fan and engineered oak flooring.

Lounge 15'6" x 11'8" (4.735m x 3.568m)



Incorporating a double glazed window to front, two radiators and engineered oak flooring.

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Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

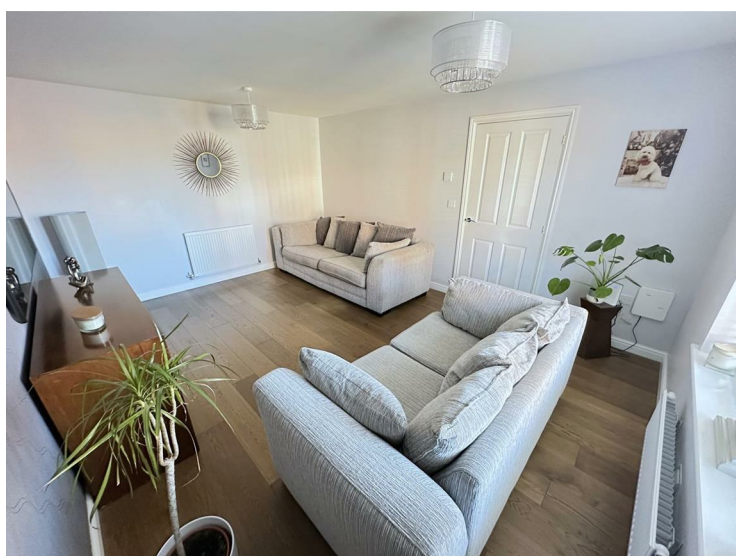
E: sales@vicinityhomes.co.uk



Study 9'5" x 8'10" (2.892m x 2.698m)



Incorporating a double glazed window to side and a radiator.



Dining Kitchen 24'7" x 10'0" max (7.496m x 3.067m max)



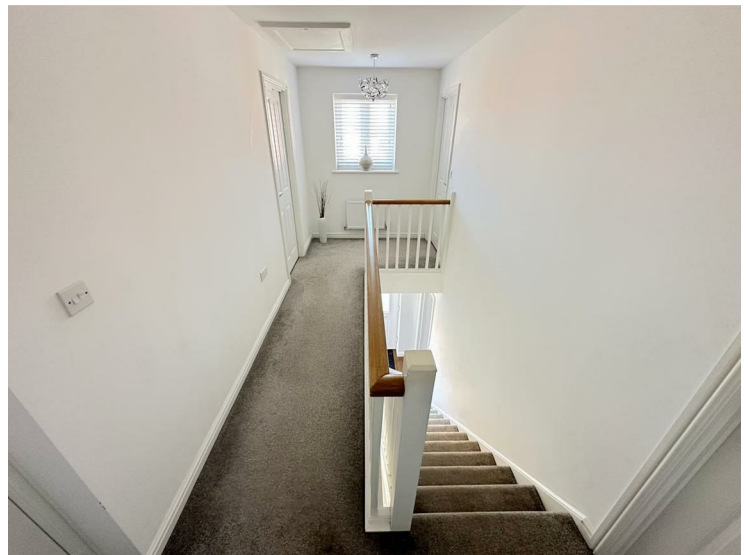
Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Integrated dishwasher, 1.5 sink unit with mixer tap, integrated fridge and integrated freezer. Integrated washing machine, double glazed window to side, double glazed french doors to rear, two radiators and engineered oak flooring.





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First Floor Landing



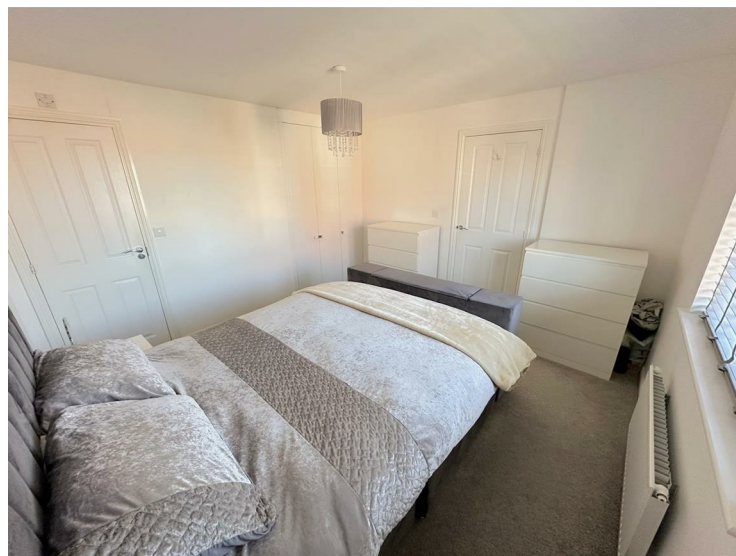
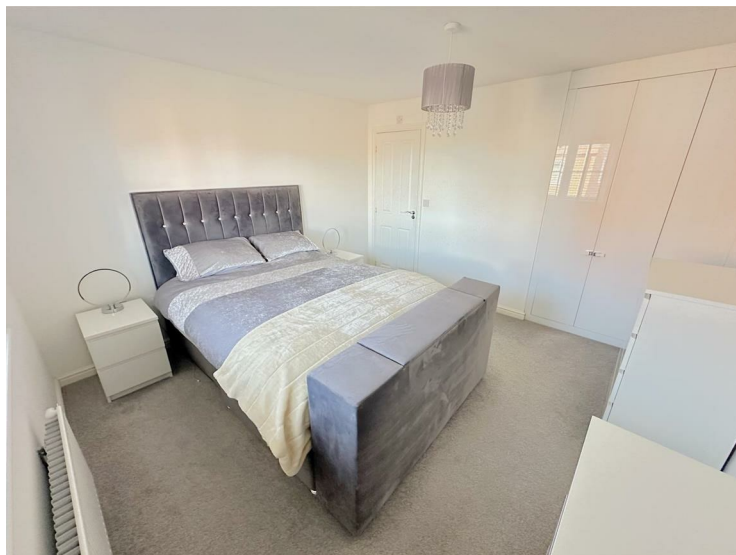
Incorporating a double glazed window to front, radiator and loft access.



Bedroom One 11'10" x 11'7" (3.628m x 3.538m)



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



[En Suite Shower Room 7'2" x 4'8" \(2.195m x 1.424m\)](#)



Incorporating a modern three piece suite comprising of a double shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to side, radiator, tiled splash areas, extractor fan and tiled floor.

[Bedroom Two 11'1" x 8'10" \(3.401m x 2.709m\)](#)



A double bedroom incorporating a double glazed window to side, radiator and fitted bespoke "Sharps" wardrobe/storage.



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Bedroom Three 9'3" x 8'10" (2.825m x 2.707m)



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



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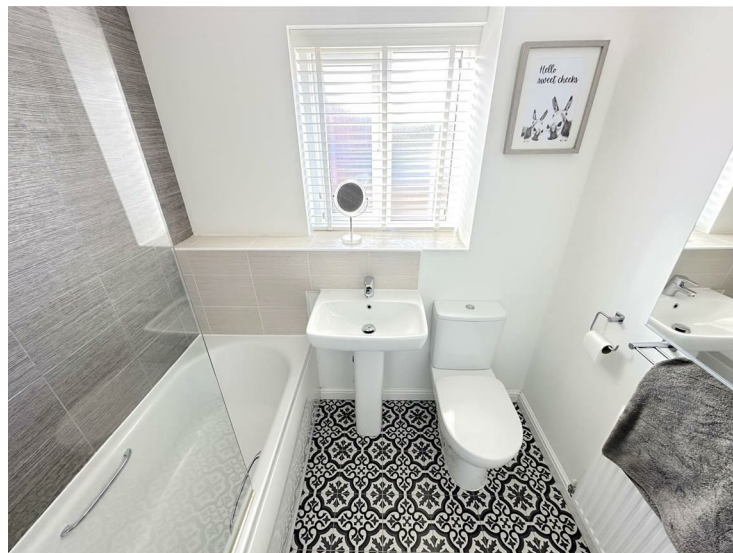
Bedroom Four 8'6" x 6'2" (2.608m x 1.885m)



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



Bathroom 6'7" x 6'2" (2.017m x 1.893m)



Incorporating a modern three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator, tiled splash areas, extractor fan and tiled floor.



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Outside



The property is approached by on site parking leading to the single garage. To the rear of the property there is a generous sized enclosed garden with patio seating area, lawn area, two outside power points, outside tap and gated access to the front.





Garage 16'11" x 8'7" (5.178m x 2.627m)

Incorporating an up and over door, power and lighting.

Floor Plan

Vicinity Homes Estate Agents
Whilst every attempt has been made to ensure the accuracy of this floor plan, the floor plan is not to scale and should be used for illustrative purposes only.



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EPC Band B

<https://find-energy-certificate.service.gov.uk/energy-certificate/8300-7932-6880-6845-4206>

Tenure

The property is Freehold.

Estate Agents Note

Please note there is an annual upkeep fee of £156.55 for the Development which is payable to Residential Management Group.

Council Tax

The property is in Council Tax Band D.

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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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