



11 Ascot Way, Carlisle, CA2 4NB

Offers over £325,000

Vicinity Homes are delighted to offer to the market this modern & spacious detached family home situated on the sought after 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, Hammonds Pond and has good access to the City Centre & the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge with french doors to the garden, cloakroom/WC and a spacious dining kitchen with a range of integrated appliances and french doors to the rear garden. To the first floor there is a gallery landing, four bedroom bedrooms, master en suite shower room and a four piece family bathroom. The property also benefits from double glazing, central heating, block paved on site parking for two/three vehicles, integral garage with a utility area and a good sized garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase a family!

Directions

From Carlisle City Centre proceed South along Botchergate and turn right at the traffic lights onto St Nicholas Street. Continue straight ahead onto Blackwell Road. Continue straight across at the round about staying on Blackwell Road. Follow this road heading towards the outskirts of the City. Turn left into The Ridings Development onto Ascot Way. 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 double glazed window to front, radiator, under stairs storage cupboard and stairs to the first floor.



Dining Kitchen 20'7" x 12'10" max (6.290m x 3.919m 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 fridge, integrated freezer, integrated dishwasher and 1.5 sink unit with mixer tap. Double glazed window to rear, double glazed french doors to rear, radiator and inset ceiling lights.

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Lounge 25'9" x 12'6" max x 9'10" min (7.856m x 3.817m max x 3.001m min)



Incorporating three double glazed windows to front, double glazed french doors to rear, two radiators and a feature fireplace.



First Floor Landing



Cloakroom/WC 5'11" x 3'1" (1.826m x 0.952m)



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

Incorporating a double glazed skylight to front, built in storage cupboard, radiator and loft access with a pull down ladder.



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Bedroom One 12'6" x 11'5" (3.822m x 3.497m)



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

En Suite Shower Room 7'2" x 3'10" (2.197m x 1.180m)



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

Bedroom Two 12'2" x 9'7" (3.721m x 2.943m)



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

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Bedroom Four 13'2" max x 9'0" max (4.022m max x 2.759m max)



Bedroom Three 10'5" x 9'8" (3.184m x 2.954m)



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



Bathroom 9'7" x 7'6" (2.943m x 2.294m)



Incorporating a modern four piece suite comprising of a bath with mixer tap and 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 approximately two/three vehicles leading to the integral single garage. There is also a lawn area and views over the fields in front of the house. To the rear of the property there is a good sized enclosed garden with a patio seating area, lawn area, flower & shrub beds and gated access to the front.



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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/0778-2978-7369-4105-2984>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band D.

Estate Agents Note

We have been informed by the vendor, there is a development upkeep fee of approximately £120.00 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.

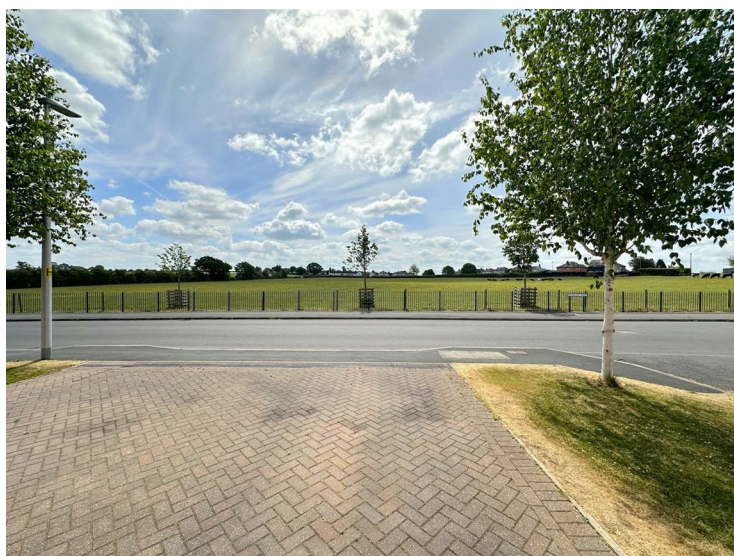
Referral Fees

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.



Integral Garage 16'10" x 8'11" (5.156m x 2.734m)

Incorporating an up and over door, power, lighting, plumbing for a washing machine, power and lighting.

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Free, No Obligation Valuation

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