



45 Station Road , Carlisle, ML8 5AD **Offers over £335,000**

Pomphreys Properties are delighted to offer to the market this outstanding and exceptionally spacious detached villa, with a sweeping driveway to the front and set on an elevated position in substantial sized mature gardens, located in the highly sought-after Station Road, Carlisle.

A property of this size and style within this location are rare, so early viewing is highly recommended to appreciate the quality of accommodation on offer.

Internally the property comprises, on the ground floor, entrance vestibule which flows into the welcoming and impressive reception hall, large formal lounge with extensive windows offering an abundance of natural light and feature fireplace, dining room seamlessly connected to the lounge with Patio Doors overlooking the private garden, substantial dining kitchen with ample base and wall-mounted storage units and work surfaces, large utility room with direct access to the garden, double bedroom easily utilised as a playroom/study etc and family bathroom with corner bath.

On the upper level, accessed via the spacious balustrade stairway, you will find a further three well proportioned bedrooms with the impressive master bedroom benefitting from a bank of fitted storage and an ensuite.

The gardens of this family home are truly stunning, well landscaped and maintained with the rear being the perfect setting for outdoor dining, relaxation, and family activities.

- Substantial Detached Villa
- Much sought after locale in Station Road
- Mature Private Landscaped Gardens with open outlook to rear
- Four Generous Bedrooms with Master En Suite
- Extensive Formal Lounge
- Dining Room with Patio Doors Offering Access to the stunning rear garden
- Stunning Reception Hall with Balustrade stairway
- Garage and Car Port
- Long Sweeping Drive with ample parking
- Wealth of Storage throughout

Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.



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Floor Plan



Area Map



Energy Efficiency Graph



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