

HUNTERS[®]

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Kenway Road

Carlisle, CA3 0FS

£389,500



- Executive, Detached Family Home
- Sought After 'Story Homes' Development
- Spacious Living Room with Front Aspect
- Luxurious Family Bathroom and En-Suite's
- Enclosed Rear Garden with Patio

- Immaculate Condition Throughout
- Open Plan Kitchen, Dining & Family Room with Bi-Folding Doors
- Four Double Bedrooms (Two En-Suite)
- Off Road Parking & Integral Garage
- EPC - B

Tel: 01228 584249

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This newly-constructed four-bedroom detached family home is perfectly located to the North of Carlisle on a sought after 'Story Homes' development and is presented in an immaculate condition throughout. Enjoying an excellent open plan kitchen dining family room with bi-folding doors to the rear garden the home is perfect for modern family living, with the addition of four double bedrooms, two with en-suites! A viewing comes highly recommended.

The accommodation, which has gas central heating, double glazing and security alarm system, briefly comprises hallway, living room, open plan kitchen dining & family room, utility room and WC/cloakroom to the ground floor with a landing, four double bedrooms, two en-suites and family bathroom on the first floor. Integral single garage, off road parking and front & rear gardens. EPC - B and Council Tax Band - E.

Located within Kingstown, the property has fantastic access to a range of local amenities including M&S Food hall, ASDA, Morrisons, NEXT Home & Carlisle's newest Home Bargains store all being within walking distance. For the little ones, Kingmoor Infant & Junior Schools are just down the road with highly regarded Secondary Schools being in the city centre. Access to the M6 J44 within minutes which provides direct access North and South. The A69 and City Bypass are minutes away.

HALLWAY

uPVC door from the front with internal doors to the living room, open plan kitchen dining family room and WC/Cloakroom. Stairs to the first floor with under-stairs storage cupboard, radiator, double glazed window to the front aspect and security alarm panel.

LIVING ROOM

16'1" x 12'0" (4.90m x 3.66m)

Radiator and double glazed window to the front aspect.

OPEN PLAN KITCHEN, DINING & FAMILY ROOM

26'0" x 13'6" (7.92m x 4.11m)

An open plan kitchen, dining family room. The modern fitted kitchen comprises a range of base, wall, tall and drawer units with matching worksurfaces and upstands above. Integrated eye-level electric double oven, five-burner gas hob, extractor unit, integrated fridge freezer, integrated dishwasher, one and a half bowl stainless steel sink with mixer tap, recessed spotlights, two radiators, two double glazed windows to the rear aspect, double glazed bi-folding doors to the rear garden and internal door to the utility room. Ample space allowing for family dining and living furniture. Measurements to the maximum points.

UTILITY ROOM

10'7" x 5'8" (3.23m x 1.73m)

Fitted base and tall units with matching worksurfaces and upstands above. Space and plumbing for a washing machine, one bowl stainless steel sink with mixer tap, extractor fan, wall-mounted and enclosed gas boiler, radiator, uPVC door to the rear garden and internal door to the garage.

WC/CLOAKROOM

5'11" x 3'2" (1.80m x 0.97m)

Two piece suite comprising WC and wash hand basin. Part tiled walls, radiator and extractor fan.

LANDING

Stairs up from the ground floor with internal doors to four bedrooms and the family bathroom. Loft access point and storage cupboard housing the water cylinder.

MASTER BEDROOM

21'7" x 10'11" (6.58m x 3.33m)

Double bedroom complete with radiator, double glazed window to the front aspect and internal door to the en-suite shower room. Measurements to the maximum points.

MASTER EN-SUITE

10'8" x 3'11" (3.25m x 1.19m)

Three piece suite comprising WC, vanity wash hand basin and shower enclosure benefitting a mains shower with rainfall shower head. Part tiled walls, extractor fan, recessed spotlights, chrome towel radiator and obscured double glazed window.

BEDROOM TWO

11'9" x 11'7" (3.58m x 3.53m)

Double bedroom complete with fitted wardrobed, radiator, double glazed window to the front aspect and internal door to the en-suite shower room.

BEDROOM TWO EN-SUITE

7'5" x 4'0" (2.26m x 1.22m)

Three piece suite comprising WC, vanity wash hand basin and shower enclosure benefitting a mains shower with rainfall shower head. Part tiled walls, extractor fan, recessed spotlights, chrome towel radiator and obscured double glazed window.

BEDROOM THREE

12'9" x 8'1" (3.89m x 2.46m)

Double bedroom complete with radiator, double glazed window to the rear aspect and freestanding wardrobe with mirrored sliding doors.

BEDROOM FOUR

11'6" x 6'9" (3.51m x 2.06m)

Double bedroom complete with radiator and double glazed window to the rear aspect.

FAMILY BATHROOM

9'2" x 6'8" (2.79m x 2.03m)

Four piece family bathroom comprising WC, vanity wash hand basin, bath with hand shower attachment and shower enclosure benefitting a mains shower with rainfall shower head. Part tiled walls, extractor fan, recessed spotlights, chrome towel radiator and obscured double glazed window.

INTEGRAL GARAGE

18'3" x 10'11" (5.56m x 3.33m)

Electric roller door to the front driveway, power, lighting and cold water tap internally.

EXTERNAL

To the front of the property is an extended-block paved driveway providing off road parking for three vehicles along with a lawned front garden. Side access gate and pathway toward the rear garden. The rear garden is enclosed, benefitting a paved seating area, lawned garden and raised border.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - freely.baking.restores

PLEASE NOTE

There is an annual service charge of approximately £115.41 for the upkeep of the development. The CCTV system covering the property is not included within the sale however is available subject to negotiation.

Floorplan



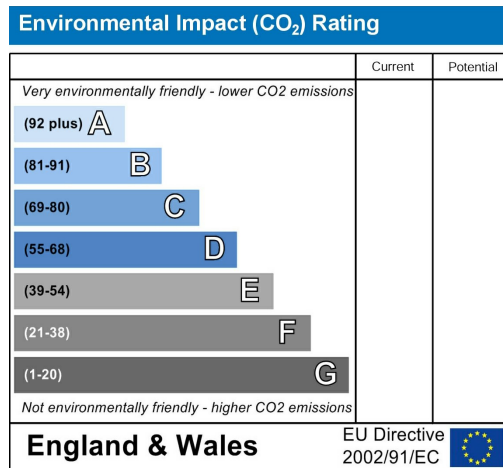
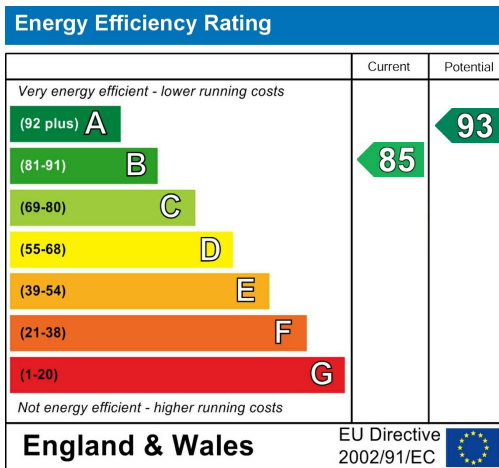
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Graph



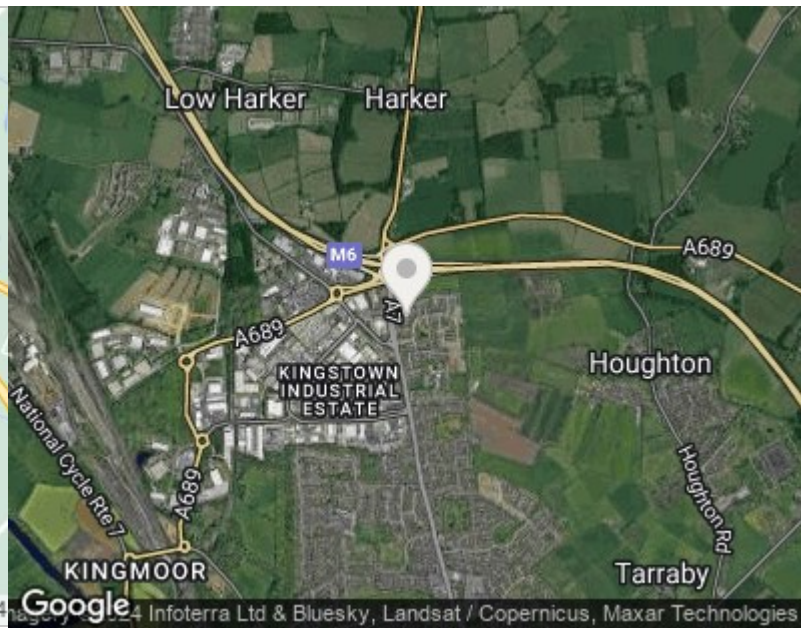
Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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