



Rufus Road

Carlisle, CA1 2GU

Guide Price £295,000



- Double-Fronted Detached Family Home
- Dining Kitchen with Integrated Appliances & French Doors
- Downstairs Office/Study & WC/Utility
- Modern Family Bathroom
- Off-Road Parking & Detached Garage

- Immaculately Presented Throughout
- Spacious Living Room with Feature Media Wall including Electric Fire
- Four Bedrooms with Master En-Suite
- Generous Gardens to the Front & Rear
- EPC - B

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Ultimate family home goals! This immaculately presented and detached home is perfectly situated at the head of a private road and offers tremendous space for modern family living.

From the moment you step through the front door, the beautifully presented and tastefully improved accommodation leaves an ever-lasting smile, whether that be in the open plan dining kitchen with its extensive range of integrated appliances, the beautiful living room with feature media wall or any of the four generously sized bedrooms. Stepping outside, the gardens are a perfect space for little ones to play and grow in harmony and for the elders to kick back and unwind. A viewing is imperative to appreciate the space and quality of this excellent home.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises hallway, living room, dining kitchen, office/study and WC/utility to the ground floor with a landing, four bedrooms, master en-suite and family bathroom on the first floor. Externally there are gardens to the front and rear, off road parking and a detached garage. EPC - B and Council Tax Band - D.

Located on the Eastern fringe of the Carlisle within the sought after 'Meadowbrook' development, the property enjoys excellent access to Rosehill which includes a range of shops and supermarkets with a wider array of amenities including bars and restaurants available within Carlisle City Centre, which takes either a 20 minute walk or 5 minute drive. The convenience of the location is excellent with J43 of the M6 motorway being minutes away with the addition of regular bus routes passing by the development on Durranshill Road. For families, reputable schools for all ages can be found within a short drive.

HALLWAY

Entrance door from the front with internal doors to the living room, dining kitchen, office/study and WC/utility, stairs to the first floor landing, radiator, recessed spotlights, cupboard housing the consumer unit and under-stairs storage cupboard.

LIVING ROOM

14'11" x 10'6" (4.55m x 3.20m)

Double glazed French doors to the rear garden, two radiators and feature media wall with electric fire.

DINING KITCHEN

22'3" x 9'4" (6.78m x 2.84m)

Modern fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated eye-level electric oven, integrated microwave, integrated dishwasher, integrated fridge freezer, electric hob, extractor unit, one and a half bowl stainless steel sink with mixer tap, wall-mounted and enclosed gas boiler, recessed spotlights, radiator, double glazed window to the front aspect and double glazed French doors to the rear garden.

OFFICE/STUDY

7'1" x 7'1" (2.16m x 2.16m)

Double glazed window to the front aspect and radiator.

WC/UTILITY

5'10" x 5'3" (1.78m x 1.60m)

Fitted base units with matching worksurfaces and upstands above. Integrated washing machine, WC, wash hand basin, recessed spotlights, radiator, extractor fan and obscured double glazed window.

LANDING

Stairs up from the ground floor hallway with internal doors to four bedrooms and family bathroom, recessed spotlights, radiator, loft access point and built-in cupboard housing the water tank.

MASTER BEDROOM

13'2" x 10'10" (4.01m x 3.30m)

Double glazed window to the front aspect, radiator and internal door to the en-suite. Measurements to the maximum points.

MASTER EN-SUITE

6'4" x 4'9" (1.93m x 1.45m)

Three piece suite comprising WC, pedestal wash hand basin and shower enclosure benefitting a mains powered shower. Part-tiled walls, extractor fan, radiator, recessed spotlights and obscured double glazed window.

BEDROOM TWO

11'9" x 9'6" (3.58m x 2.90m)

Double glazed window to the rear aspect and radiator. Measurements to the maximum points.

BEDROOM THREE

10'2" x 9'6" (3.10m x 2.90m)

Double glazed window to the front aspect and radiator. Measurements to the maximum points.

BEDROOM FOUR

10'3" x 8'10" (3.12m x 2.69m)

Double glazed window to the rear aspect and radiator.

BATHROOM

6'10" x 5'6" (2.08m x 1.68m)

Three piece suite comprising WC, pedestal wash hand basin and bath benefitting a mains powered shower over. Part-tiled walls, extractor fan, chrome towel radiator, recessed spotlights and obscured double glazed window.

EXTERNAL

Located at the head of a private lane on Rufus Road, the property benefits a lawned front garden with floral border and a driveway providing on-site parking leading towards the detached single garage. Pathway with gate towards the rear garden. The rear garden is enclosed benefitting a paved seating area and lawned garden. Cold water tap to the rear elevation.

GARAGE

Detached single garage complete with manual up and over garage door to the front driveway, power and lighting internally.

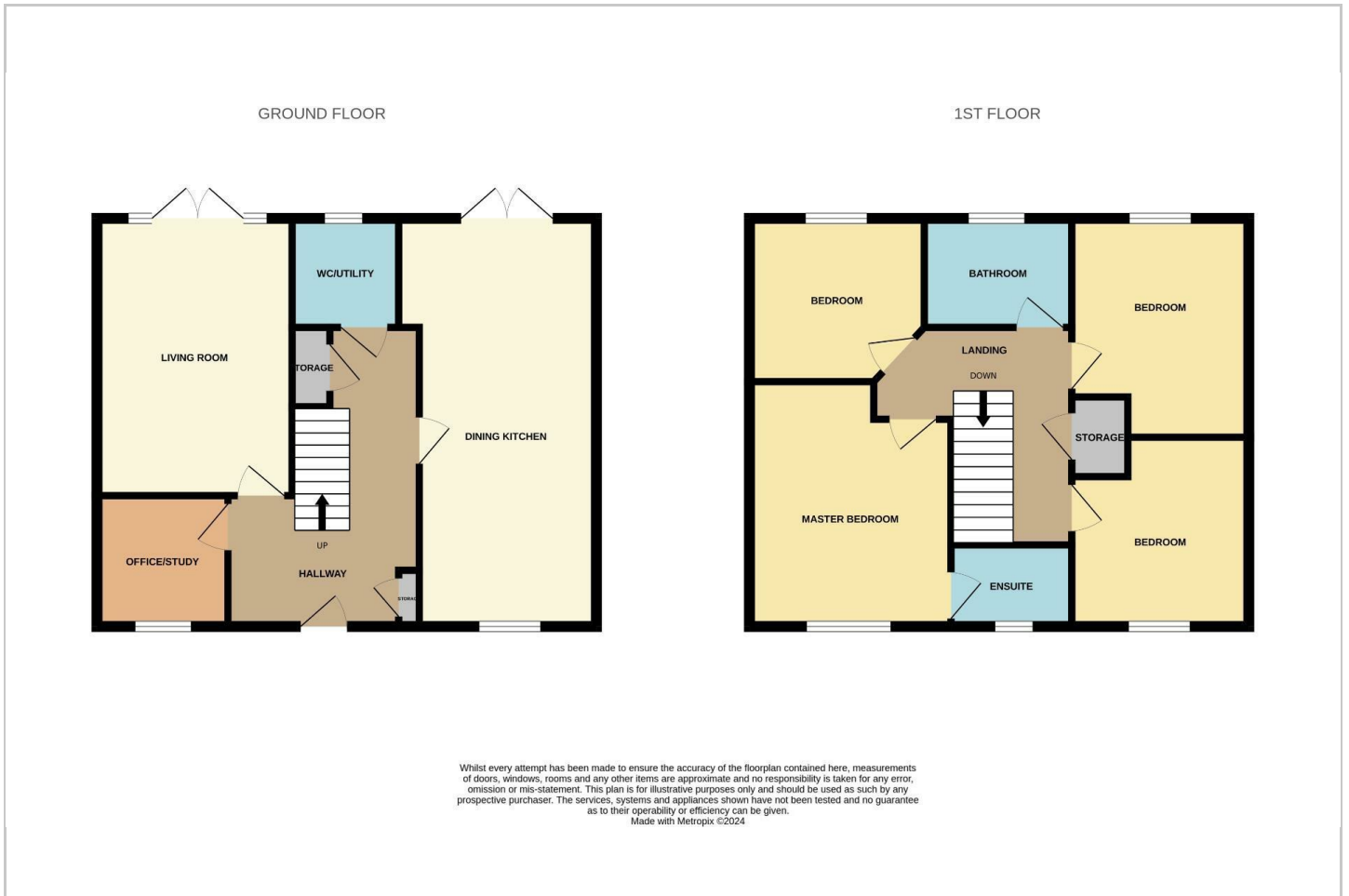
WHAT3WORDS

For the location of this property please visit the What3Words App and enter - oils.lions.fees

PLEASE NOTE

We have been advised there is an annual service charge for the upkeep of the development - costs to be confirmed.

Floorplan



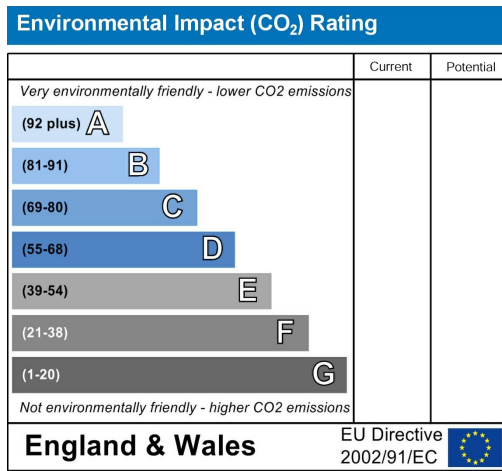
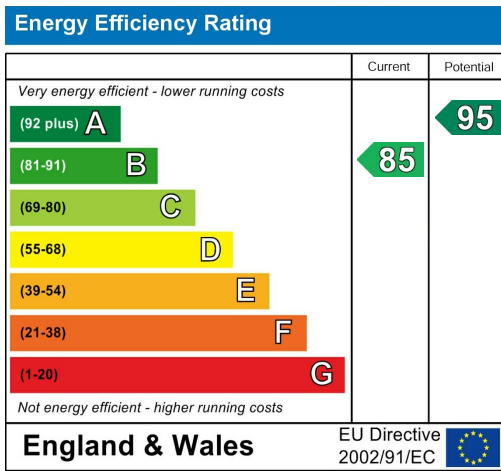
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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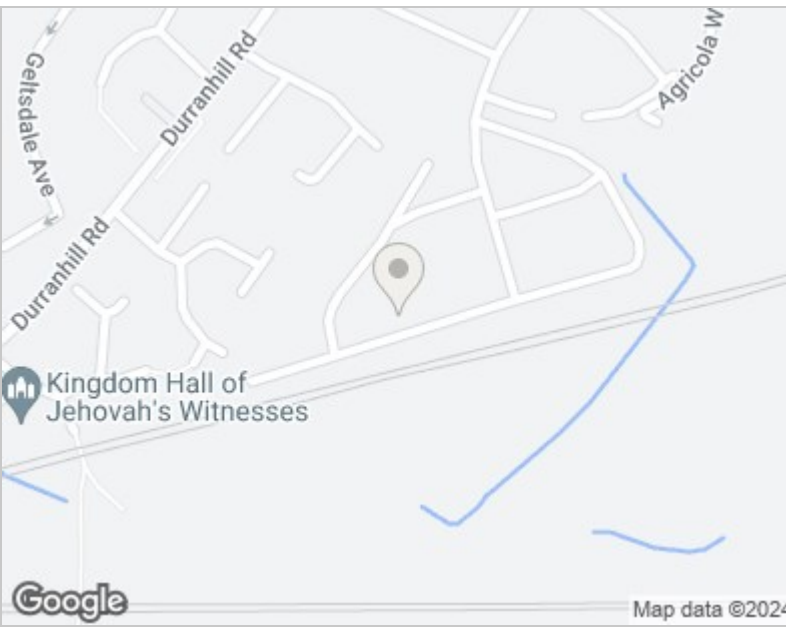
Energy Efficiency Graph



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





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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