



## Pinecroft

Carlisle, CA3 0DB

Guide Price £320,000



- Spacious Detached Bungalow
- Beautifully Presented & Modernised Accommodation
- Three Good Sized Bedrooms
- Low-Maintenance Front & Rear Gardens
- Gas Central Heating & Double Glazing Throughout
- Peaceful Cul-De-Sac to the North of Carlisle
- Wonderful Open-Plan Kitchen, Dining & Living Room
- Modern Shower Room
- Ample Off-Road Parking
- EPC - C

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Offered to the market in an exceptional condition is this spacious and detached bungalow, situated perfectly to the North of Carlisle within a peaceful cul-de-sac setting.

The bungalow has been transformed throughout and includes a wonderful open plan kitchen, living & dining room, three good sized bedrooms and a luxurious shower room.

Stepping outside, the gardens are of generous proportions and low-maintenance making this a perfect home for purchasers of all ages. A viewing is imperative to appreciate the accommodation, quality and location.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance porch, hallway, an open plan kitchen, living & dining room, three bedrooms and a shower room internally. Externally there are low-maintenance gardens to the front and rear with off-road parking to the front. EPC - C and Council Tax Band - D.

Located within Kingstown, the property has fantastic access to a range of local amenities including M&S Food Hall, ASDA, Morrisons, NEXT Home & 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.

## ENTRANCE PORCH

6'3" x 2'9" (1.91m x 0.84m)

Double glazed entrance door from the front, internal door to the hallway and double glazed windows to the front aspect.

## HALLWAY

Internal doors to the open plan kitchen, dining & living room, three bedrooms and shower room, loft access point, radiator, recessed spotlights and built-in cupboard.

## OPEN KITCHEN, DINING & LIVING ROOM

Kitchen Area:

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and splashbacks above. Integrated eye-level BOSCH electric oven with grill, integrated BOSCH microwave, BOSCH electric induction hob, BOSCH extractor unit, integrated BOSCH fridge freezer, integrated BOSCH eye-level dishwasher, integrated Lamona tumble drier, integrated BOSCH washing machine, one and a half bowl sink with mixer tap, recessed spotlights, radiator, double glazed window to the rear aspect and an external door to the side pathway.

Dining Area:

Recessed spotlights, radiator and double glazed sliding patio door to the rear garden.

Living Area:

Double glazed bay window to the front aspect, radiator, recessed spotlights and a gas fireplace with marble surround and hearth.

## BEDROOM ONE

14'7" x 9'8" (4.45m x 2.95m)

Double glazed window to the front aspect, radiator, recessed spotlights and built-in wardrobes with mirrored sliding doors.

## BEDROOM TWO

11'4" x 10'7" (3.45m x 3.23m)

Double glazed window to the rear aspect, radiator, recessed spotlights and built-in wardrobes with mirrored sliding doors.

## BEDROOM THREE

11'1" x 7'5" (3.38m x 2.26m)

Double glazed window to the front aspect, radiator and recessed spotlights.

## SHOWER ROOM

10'8" x 7'10" (3.25m x 2.39m)

Three piece suite comprising a WC, wall-mounted vanity wash hand basin and a walk-in shower enclosure benefitting mains shower with rainfall shower head. Fully-boarded walls, chrome towel radiator, radiator, recessed spotlights, extractor fan and two obscured double glazed windows.

## EXTERNAL

At the front of the property is a generous artificial lawned garden with the addition of a block-paved driveway allowing off-road parking for two vehicles. Access pathways with gates down both sides of the property to the rear. The rear garden is enclosed, low-maintenance and benefitting a large paved seating area and artificial lawn. Cold water tap to the rear elevation.

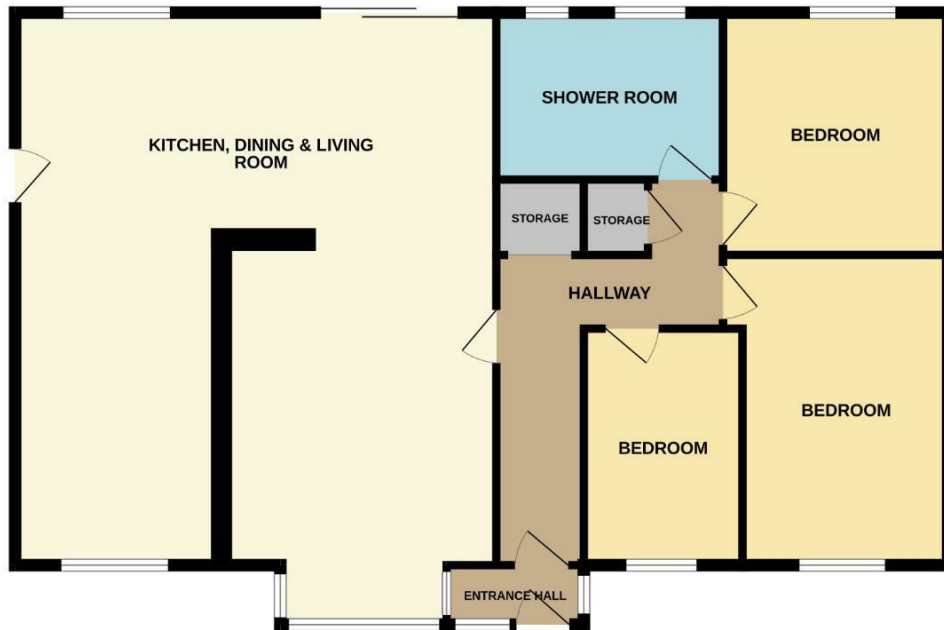
## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - running.otter.scout



# Floorplan

## GROUND FLOOR



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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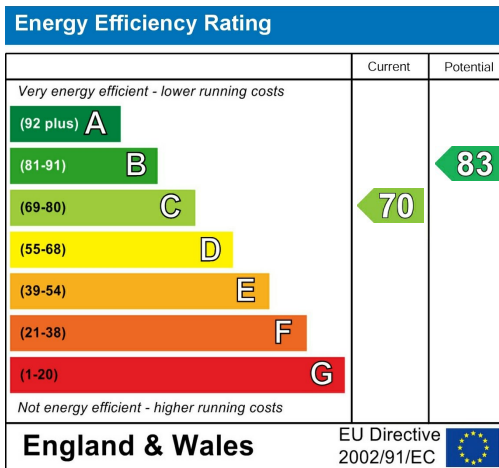








## Energy Efficiency Graph



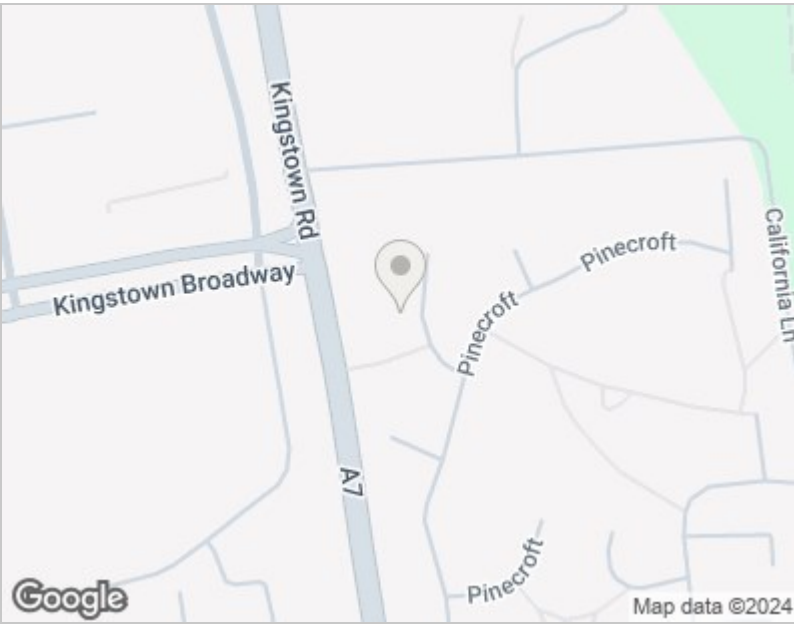
## Viewing

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



**HUNTERS**  
HERE TO GET YOU THERE

Tel: 01228 584249



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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