



Scotby Road

Scotby, Carlisle, CA4 8BJ

Guide Price £285,000

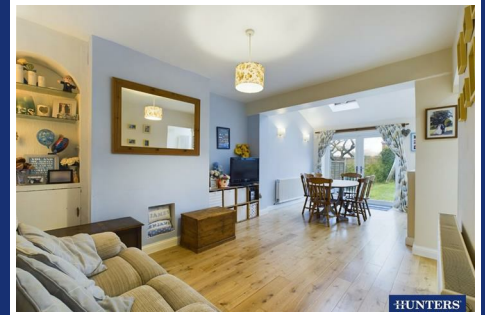


- Extended Semi-Detached Family Home
- Located within the Sought After Village of Scotby
- Bay-Fronted Living Room
- Modern First-Floor Family Bathroom plus a Downstairs WC/Cloakroom
- Off-Road Parking, Attached Garage & Carport
- Well Presented Throughout
- Open-Plan Kitchen, Dining & Family Room with French Doors
- Three Bedrooms
- Generous Rear Garden
- EPC - D

Scotby Road

Scotby, Carlisle, CA4 8BJ

Guide Price £285,000



Located conveniently within one of the areas most sought after addresses is this three bedroom semi-detached family home with garage, gardens and carport. The home is well presented throughout and suited perfectly for modern family living. Boasting a light & airy open-plan kitchen, dining and family room which flows perfectly through French doors to the rear garden making this an exceptional space for the whole family to live, grow and entertain. For additional convenience, a further bay-fronted reception room offers a relaxing space for quieter evenings. Heading upstairs there are three bedrooms with a contemporary family bathroom. The rear garden is a great space for outdoor entertaining and relaxing with the additional benefit of ample off-road parking, carport and a generous attached garage. A viewing is imperative to appreciate the location, space and lifestyle this home has to offer.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living room, open plan kitchen, dining & family room, utility area and a WC/cloakroom to the ground floor with a landing, three bedrooms and family bathroom on the first floor. Externally there is a garden to the rear, off-road parking and carport to the front and an attached garage to the side. EPC - D and Council Tax Band - C.

The sought after village of Scotby is situated to the East of the border city of Carlisle, within easy reach of a wealth of local amenities and transport links. Within the village itself you have all the requirements for every-day living, including a post office and village shop for the essentials, Primary School for the little ones and the Royal Oak public house for the gown ups, along with numerous bus-stops which connect Scotby through to the border city and neighbouring towns and villages. Within a five-minute drive you can access a variety of supermarkets and stores within Rosehill, on the edge of Carlisle and for those looking to head into the city centre, this only takes ten minutes via Warwick Road.

Additionally, the M6 motorway J43 and the A69 are both within a two-minute drive, allowing direct access both North, South and East. For those requiring rail connections, Carlisle Citadel Station is on the West Coast mainline, providing fast and frequent services South to London in around 3hours 23minutes and North to Edinburgh in 1hour 16minutes.

HALLWAY

17'3" x 6'8" (5.26m x 2.03m)

Entrance door from the front, internal door to the living room and WC/cloakroom, opening to the open plan kitchen, dining & family room, radiator and stairs to the first floor landing with under-stairs cupboard.

LIVING ROOM

12'0" x 10'11" (3.66m x 3.33m)

Double glazed bay window to the front aspect and a radiator. Measurements to the maximum points, not including the bay.

OPEN PLAN KITCHEN, DINING & FAMILY ROOM

Kitchen Area: (8'5" x 6'7")

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric double oven, electric hob, extractor fan, integrated dishwasher, integrated fridge, one bowl stainless steel sink with mixer tap, vertical radiator, recessed spotlights, double glazed window to the rear aspect, double glazed Velux window and an internal door to the utility area.

Dining Area: (8'5" x 11'1")

Double glazed French doors to the rear garden, radiator and a double glazed Velux window.

Family Area: (12'6" x 11'1")

Radiator.

UTILITY AREA

6'8" x 4'0" (2.03m x 1.22m)

Power, lighting, space and plumbing for a washing machine and an external door to the rear garden.

WC/CLOAKROOM

6'1" x 3'1" (1.85m x 0.94m)

WC, vanity wash hand basin and extractor fan.

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and bathroom, loft-access point and a double glazed window to the side aspect.

BEDROOM ONE

12'11" x 11'1" (3.94m x 3.38m)

Double glazed window to the rear aspect and a radiator.

BEDROOM TWO

12'1" x 11'1" (3.68m x 3.38m)

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

BEDROOM THREE

7'8" x 6'8" (2.34m x 2.03m)

Double glazed window to the front aspect and a radiator.

BATHROOM

7'6" x 6'7" (2.29m x 2.01m)

Three piece suite comprising a vanity WC, pedestal wash hand basin and P-shaped bath with mains shower with rainfall shower head. Part-boarded walls, chrome towel radiator, recessed spotlights, extractor fan, obscured double glazed window and a built-in cupboard housing the wall-mounted gas boiler.

EXTERNAL

Front:

To the front of the property is a small lawned garden area with mature hedging to the boundaries. A double-gated tarmac/gravelled driveway allows off-road parking for multiple vehicles, benefitting a carport area with access from here into the property and the attached garage.

Rear:

The rear garden is predominantly lawned, benefitting from a paved seating area and a sheltered area to the side with pedestrian access door to the garage.

GARAGE

16'9" x 7'8" (5.11m x 2.34m)

Double garage doors to the front driveway, pedestrian access door to the rear garden, power, lighting and external cold water tap.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - zooms.stable.cloth

Floorplan



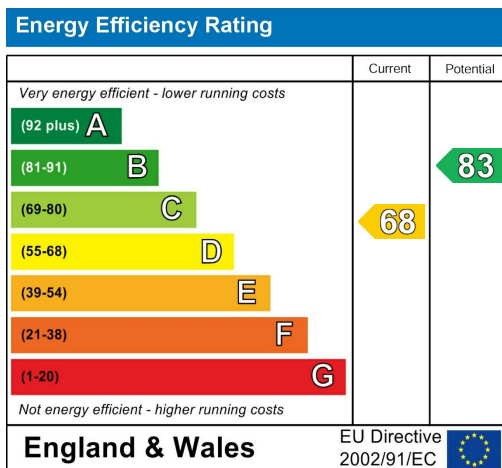
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix 05/2024







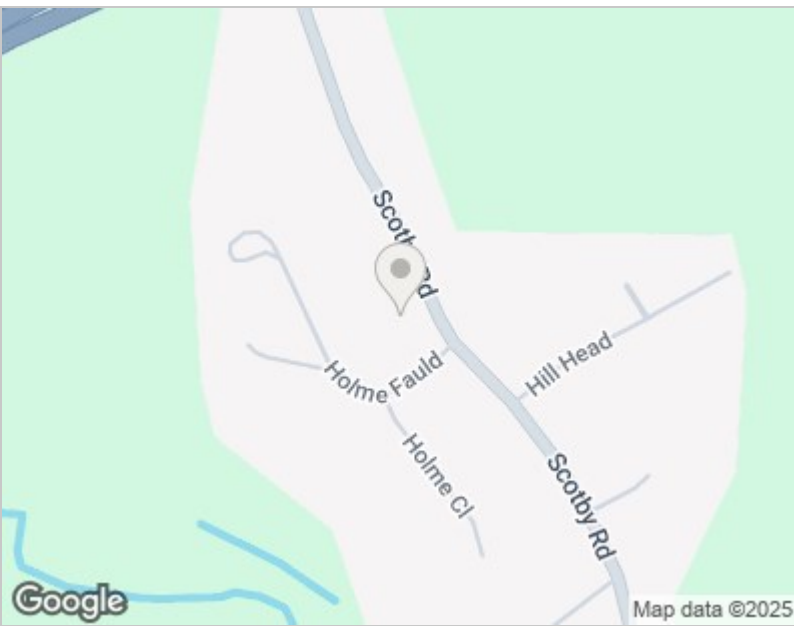
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland 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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

