



Brookvale

Wetheral, Carlisle, CA4 8JQ

Guide Price £695,000



- Outstanding, Detached Family Home set within Beautifully Landscaped Gardens
- Modern Open-Plan Layout with Large Sunroom
- Master Bedroom with Extensive Fitted wardrobes & Luxurious En-Suite
- Family Bathroom including Freestanding Bathtub
- Air-Source Heat Pump & Solar Panels with Battery Storage Facility
- High Specification & Impeccably Presented
- Kitchen with Central Island, Extensive Integrated Appliances & an Adjoining Utility Room
- Four Double Bedrooms, One Located on the Ground Floor with En-Suite Facilities
- Large Integral Garage & Ample Off-Street Parking
- EPC - A

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Dream Home Alert! Welcome to Brookvale, an exceptional four bedroom detached family home occupying a prime plot on the outskirts of the highly sought after village of Wetheral. Built in 2022 by the renowned Magnus Homes, this impressive residence has been thoughtfully upgraded and finished to an impeccable standard throughout. Designed with modern family living in mind, the home boasts a stunning open plan layout that seamlessly connects key living spaces. At its heart lies a show stopping kitchen, featuring a central island and premium NEFF integrated appliances, which opens effortlessly into the dining area, lounge and an elegant sunroom. This light filled space offers beautiful views and direct access to the perfectly landscaped rear garden, ideal for both relaxing and entertaining. The property offers four generous double bedrooms, with the luxurious master suite including extensive fitted wardrobes and a spacious en suite, while the fourth bedroom, conveniently located on the ground floor, also benefits from its own en suite, making it ideal for guests or multi-generational living. Practicality hasn't been overlooked, with ample off street parking, a large integral garage and a host of energy efficient features including an air source heat pump and solar panels with battery storage. A viewing is essential to fully appreciate everything this outstanding family home has to offer.

The accommodation, which has central heating via air-source heat pump and double glazing throughout, briefly comprises a hallway, open-plan living, dining & kitchen, sunroom, utility room, bedroom four, en-suite and WC/cloakroom to the ground floor with a landing, three bedrooms, master en-suite and family bathroom to the first floor. Externally there is off-street parking to the front, an integral single garage and landscaped gardens to the front and rear. EPC - A and Council Tax Band - F.

Wetheral is an exclusive village nestled in North Cumbria, on the outskirts of Carlisle. Boasting a wealth of local amenities including Fantails restaurant, the Wethersheaf Inn and the Crown Hotel & Leisure Club. The village green is the heart of the community, with additional facilities including medical practice and local shops. For commuting, the M6 motorway and A69 are both within easy reach for travelling North, East and South. Wetheral also benefits a train station with regular journeys toward Carlisle and Newcastle.

Tel: 01228 584249

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living area, kitchen area, bedroom four and WC/cloakroom, built-in cupboard with lighting internally, underfloor heating and stairs to the first floor landing.

LIVING AREA:

Double glazed window to the front aspect, two double glazed windows to the side aspect and underfloor heating.

DINING AREA:

Opening to the sunroom, recessed spotlights and underfloor heating.

KITCHEN AREA:

Fitted kitchen with central island, comprising a range of base, wall, drawer and tall units with stone worksurfaces, matching upstands and tiled splashbacks above. Two eye-level NEFF electric ovens, NEFF five-ring induction hob, NEFF extractor fan, NEFF integrated dishwasher, NEFF integrated wine cooler, Samsung American-style fridge freezer, inset one and a half bowl stainless steel sink with mixer tap, recessed spotlights, under-counter lighting, underfloor heating, opening to the utility room and a double glazed window to the rear aspect.

SUNROOM

Double glazed window to the rear aspect, double glazed sliding patio door to the rear garden, underfloor heating, recessed spotlights and fitted storage/furniture.

UTILITY ROOM

Fitted base, wall and tall units with stone worksurfaces, matching upstands and tiled splashbacks above. Space and plumbing for a washing machine, space for a tumble drier, inset one bowl stainless steel sink with mixer tap, built-in cupboard, recessed spotlights, extractor fan, underfloor heating, double glazed window to the rear aspect, internal door to the garage and an external door to the rear garden. The built-in cupboard includes the water cylinder internally.

BEDROOM FOUR & EN-SUITE

Bedroom:

Double glazed window to the front aspect, underfloor heating and an internal door to the en-suite.

En-Suite

Three piece suite comprising a vanity WC, vanity wash basin and a double shower enclosure benefitting a mains shower with rainfall shower head. Part-tiled walls, illuminated mirror, chrome towel radiator, recessed spotlights and an extractor fan.

WC/CLOAKROOM

Two piece suite comprising a WC and vanity wash hand basin. Tiled splashbacks, underfloor heating, recessed spotlights and an extractor fan.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway with a galleried landing, internal doors to three bedrooms and family bathroom, recessed spotlights, radiator, loft-access point and a double glazed Velux window. Located within the loft is the battery-storage system from the solar panels.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the front aspect, two radiators, fitted wardrobes with internal lighting and an internal door to the en-suite.

Master En-Suite:

Four piece suite comprising a vanity WC, vanity wash basin, bidet and walk-in shower enclosure benefitting a main shower with rainfall shower head. Part-tiled walls, two chrome towel radiators, recessed spotlights, extractor fan, fitted airing cupboard and an obscured double glazed window.

BEDROOM TWO

Double glazed window to the front aspect and a radiator.

BEDROOM THREE

Double glazed window to the side aspect and a radiator.

FAMILY BATHROOM

Four piece suite comprising a vanity WC, vanity wash basin, freestanding bathtub with freestanding taps and a walk-in shower enclosure benefitting a mains shower with rainfall shower head. Part-tiled walls, chrome towel radiator, recessed spotlights, extractor fan and a double glazed Velux window.

EXTERNAL:

Front Garden & Driveway:

Landscaped front garden providing a range of seasonal bulbs and flowers along with young hedging. The block-paved driveway allows for off-street parking for multiple vehicles, with access from here into the property via the front door and into the integral garage. Access pathways to both sides of the property towards the rear garden.

Rear Garden:

Landscaped rear garden including a large paved seating area directly outside the sunroom patio doors, extensive planted borders and garden with a variety of young trees and shrubs, along with seasonal bulbs and flowers. Within the rear garden, there is a substantial 'Hartley Botanic' greenhouse which includes power and lighting internally, along with a timber summerhouse from 'Morton Garden Buildings' of Low Hesket. Furthermore the rear garden benefits from external electricity sockets and cold water tap. The air-source heat pump is located to the side of the property.

INTEGRAL GARAGE

Electric garage door to the driveway, power and lighting internally.

WHAT3WORDS

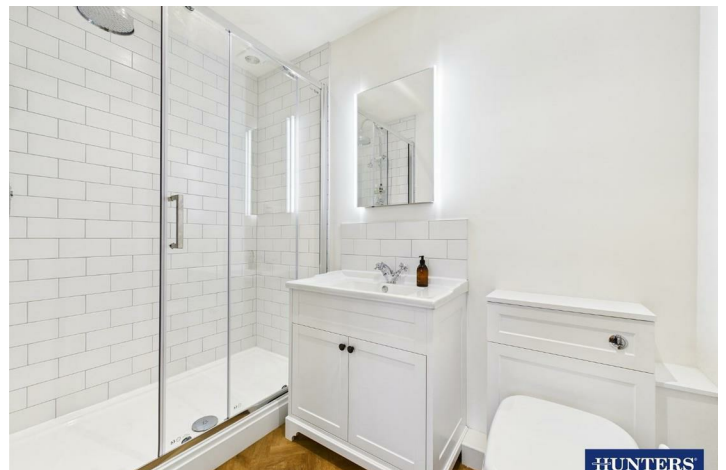
For the location of this property please visit the What3Words App and enter - headboard.cluttered.feasted

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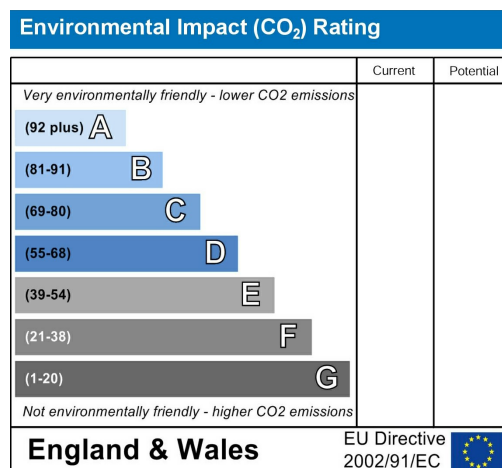
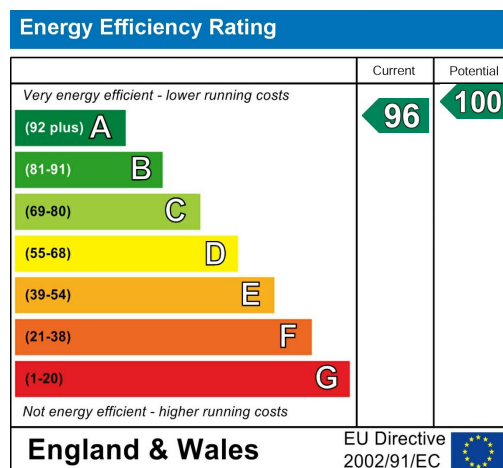
Floorplan







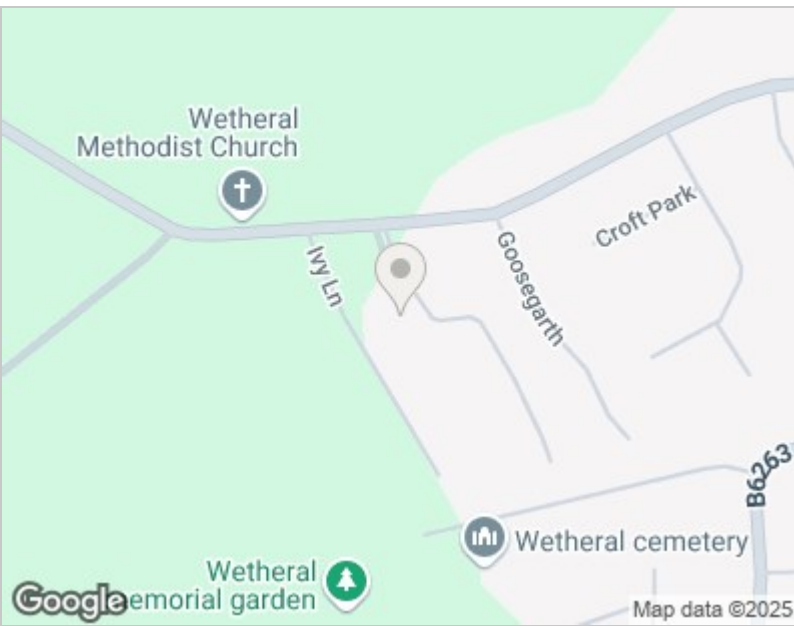
Energy Efficiency Graph



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.

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