



**HUNTERS®**  
HERE TO GET *you* THERE

Meadow Lane, Carlisle, CA2 6BF



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Guide Price: £299,950

Immaculate and modern detached house offering everything you would want in a family home. Situated on the Cloverfields development just off Dalston Road built by Charles Church in 2017 to the West of Carlisle. The accommodation is ready to move straight into and briefly comprises; entrance hall, lounge, dining kitchen with French doors leading out to the rear garden, utility room and WC to the ground floor, with 5 bedrooms, en-suite shower room and a bathroom to the first floor. Outside there are low maintenance gardens, a driveway providing on site parking and a garage. Viewing is highly recommended with no onward chain.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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## GROUND FLOOR

### ENTRANCE HALL

Radiator, stairs leading up to the first floor, under stairs storage cupboard and door leading into the garage.

### LOUNGE

*7.09m (23' 3") x 3.45m (11' 4")*

2 Double glazed windows and radiator.

### DINING KITCHEN

*6.58m (21' 7") x 3.20m (10' 6")*

Modern fitted wall and base units with complementary worktops and matching upstands, cooker with 5 ring gas hob and electric oven and extractor hood over, 1.5 sink and drainer, integrated dishwasher, double glazed window, radiator and double glazed French doors leading out to the rear garden.

### UTILITY ROOM

*2.08m (6' 10") x 1.73m (5' 8")*

Modern fitted units, sink and drainer, wall mounted combi boiler and door leading out to the rear garden.

### WC

Fitted WC and wash hand basin, tiled splash backs, extractor fan and radiator.

## FIRST FLOOR

### LANDING

Loft access.

### BEDROOM 1

*4.39m (14' 5") x 3.45m (11' 4")*

2 Double glazed windows and radiator.

### EN-SUITE SHOWER ROOM

*1.90m (6' 3") x 1.90m (6' 3")*

Fitted shower cubicle, WC and wash hand basin, tiled splash backs, towel radiator, extractor fan and obscured double glazed window.

### BEDROOM 2

*3.33m (10' 11") x 3.02m (9' 11")*

Double glazed window and radiator.

### BEDROOM 3

*3.61m (11' 10") x 2.90m (9' 6")*

2 Double glazed windows, radiator and built in cupboard.

### BEDROOM 4

*3.30m (10' 10") x 2.77m (9' 1")*

Double glazed window and radiator.

### BEDROOM 5

*2.31m (7' 7") x 2.18m (7' 2")*

Double glazed window and radiator.

### BATHROOM

*2.77m (9' 1") x 1.78m (5' 10")*

Fitted bath, WC and wash hand basin, tiled splash backs, towel radiator, extractor fan and obscured double glazed window.

### GARAGE

*5.03m (16' 6") x 2.77m (9' 1")*

With up and over door, power and lighting.

### OUTSIDE

Low maintenance lawned garden to the front with a driveway providing on site parking leading to the garage. To the rear is an enclosed garden with paved patio and raised lawned area. Side gated access.

### PLEASE NOTE

There is an annual site fee. The fee last year paid was £130 including VAT.

## VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 01228 584249

### OPENING HOURS:

Monday - Friday: 9am - 5:30pm

Saturday: 9am - 4pm

### 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.

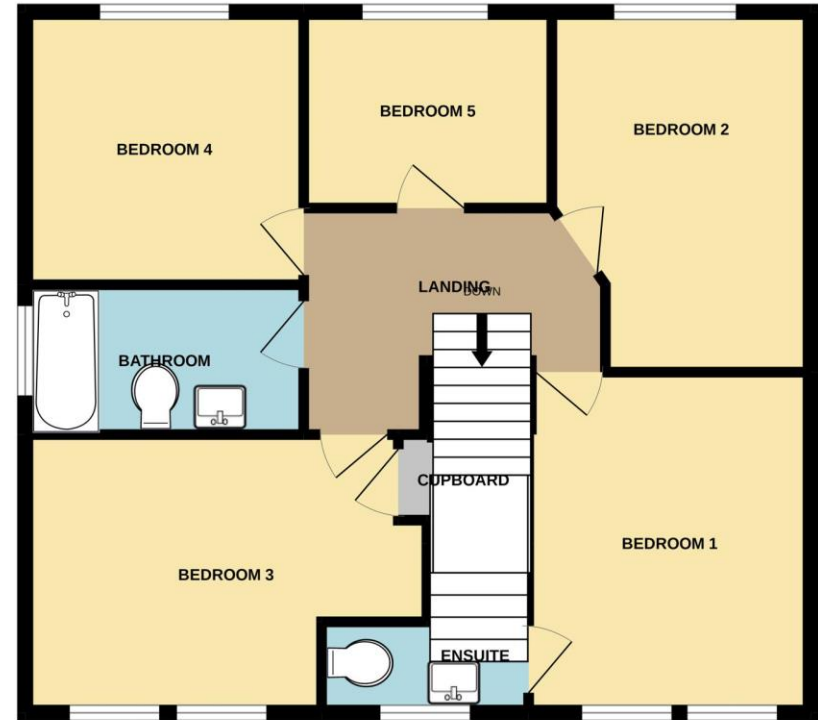
### DISCLAIMER

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.

GROUND FLOOR



1ST 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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