

HUNTERS®

HERE TO GET *you* THERE



Garrett Way

Carlisle, CA3 0FU

#£P-QUALIFIED-PRICE#



- Contact Hunters to Arrange Your Viewing
- Sought-After 'Story Homes' Aspen Grange Development in Kingstown
- Contemporary Dining Kitchen with Integrated Appliances and Adjoining Utility Room
- Luxurious Family Bathroom, Master En-Suite, and Ground-Floor WC/Cloakroom
- Integral Garage and Off-Road Parking with EV Charging Point
- Modern Detached Family Home
- Living Room with Front-Aspect Window
- Four Bedrooms, Two with Fitted Wardrobes
- Generous Rear Garden with Lawn and Patio
- EPC - B

Tel: 01228 584249

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Contact Hunters today to arrange your viewing! Stylish, spacious and beautifully presented throughout, this impressive four-bedroom detached family home offers an outstanding standard of modern living with a wealth of upgraded features. The accommodation has been thoughtfully arranged with family life in mind, with a welcoming front-aspect living room complemented by a stunning contemporary dining kitchen, where elegant navy cabinetry, integrated appliances and generous space for dining create a superb setting for both everyday living and entertaining, with an adjoining utility room adding further practicality. A ground-floor WC/cloakroom completes the downstairs accommodation, while to the first floor are four bedrooms, including a generous master bedroom with its own en-suite shower room, together with a beautifully finished four-piece family bathroom. The property has been enhanced with a range of carefully selected upgrades throughout, with particular attention given to the kitchen and luxurious bathroom fittings, creating a home that feels both refined and comfortable. Occupying an attractive position within the sought-after Aspen Grange development in Kingstown, the property is tucked away along a private road serving just three homes, giving the setting an appealing sense of privacy and exclusivity. Outside, the generous rear garden offers both lawn and patio areas, providing an excellent space for relaxing, entertaining and family use, while an integral garage, off-road parking and an EV charging point complete this impressive modern home.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - B and Council Tax Band - D.

Situated to the north of Carlisle, this is a highly desirable and well-established location, favoured for its excellent range of nearby amenities and superb transport connections. Everyday conveniences are particularly well catered for, with ASDA, M&S Foodhall and Next Home at Kingstown Retail Park, together with Morrisons, Aldi, Home Bargains, Bannatynes Health Club & Spa, North Carlisle Medical Practice and The Gosling Bridge Inn all within easy reach, while Carlisle city centre provides a wider selection of shopping, dining and social amenities. The area is also well placed for schooling and day-to-day family life, with Carlisle railway station easily accessible for those travelling further afield. For commuters, the M6 at Junction 44, the A69 and the city bypass are all conveniently close by, making travel throughout the region and beyond both straightforward and efficient.

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GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front driveway, internal door to the living room, radiator, and stairs to the first floor landing.

LIVING ROOM

13'10" x 11'3" (4.22m x 3.43m)

Double glazed window to the front aspect, radiator, and an internal door to the dining kitchen. Measurements to the maximum points.

DINING KITCHEN

17'6" x 12'1" (5.33m x 3.68m)

Contemporary fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Two integrated eye-level electric ovens, electric hob, extractor unit, integrated fridge freezer, integrated dishwasher, one and a half bowl sink with mixer tap and draining board, recessed lighting, under-counter lighting, radiator, tiled flooring, under-stairs cupboard, internal door to the utility room, double glazed patio doors to the rear garden, and a double glazed window to the rear aspect.

UTILITY ROOM

8'7" x 6'2" (2.62m x 1.88m)

Fitted base and tall units with matching worksurfaces and upstands above. Space with plumbing for a washing machine, one bowl sink with mixer tap and draining board, tiled flooring, radiator, internal door to the WC/cloakroom, and an external door to the rear garden.

WC/CLOAKROOM

6'2" x 3'2" (1.88m x 0.97m)

Two piece suite comprising a WC and pedestal wash hand basin. Part-tiled walls, tiled flooring, radiator, extractor fan, and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor entrance hall, internal doors to four bedrooms and family bathroom, and a loft-access point.

MASTER BEDROOM & EN-SUITE

Master Bedroom: (13'8" x 11'4")

Double glazed window to the front aspect, radiator, fitted wardrobes, and an internal door to the en-suite.

En-Suite: (5'7" x 5'2")

Three piece suite comprising a WC, pedestal wash basin, and a shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Part-tiled walls, tiled flooring, chrome towel radiator, recessed lighting, extractor fan, and an obscured double glazed window.

BEDROOM TWO

10'5" x 8'5" (3.18m x 2.57m)

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

BEDROOM THREE

13'9" x 9'1" (4.19m x 2.77m)

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

BEDROOM FOUR

12'5" x 8'4" (3.78m x 2.54m)

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

FAMILY BATHROOM

9'2" x 6'6" (2.79m x 1.98m)

Four piece suite comprising a WC, pedestal wash basin, bathtub with hand shower attachment, and a shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Part-tiled walls, tiled flooring, chrome towel radiator, recessed lighting, extractor fan, and an obscured double glazed window. Measurements to the maximum points.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a block-paved driveway allowing off-street parking for two vehicles. The driveway provides access to the integral garage, along with an EV charging point on the side elevation, and a path with gate to the rear garden. The front garden is lawned and includes a small area of shrubs.

Rear Garden:

To the rear of the property is an enclosed garden, complete with lawn, paved seating area, garden shed, and an external cold-water tap.

INTEGRAL GARAGE

Manual up-and-over garage door, and a wall-mounted gas boiler.

WHAT3WORDS:

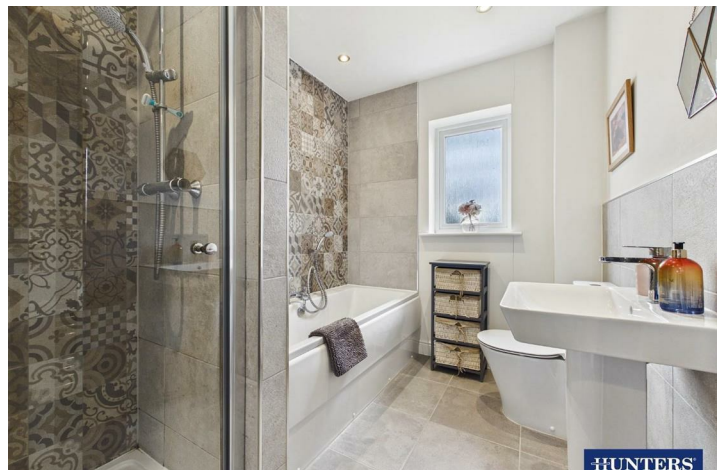
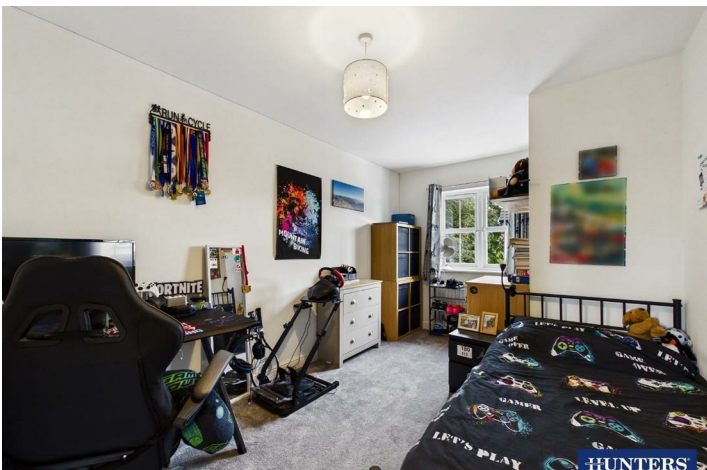
For the location of this property, please visit the What3Words App and enter - ignites.loser.skirting

AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan

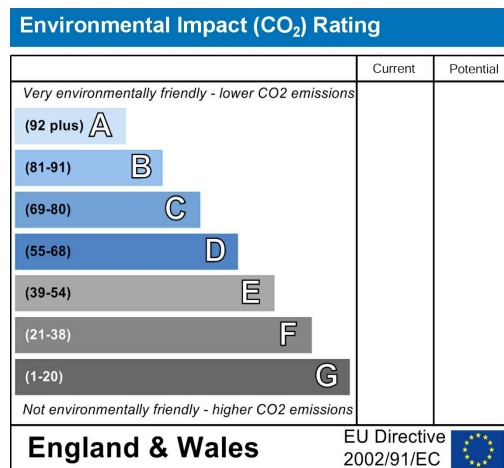
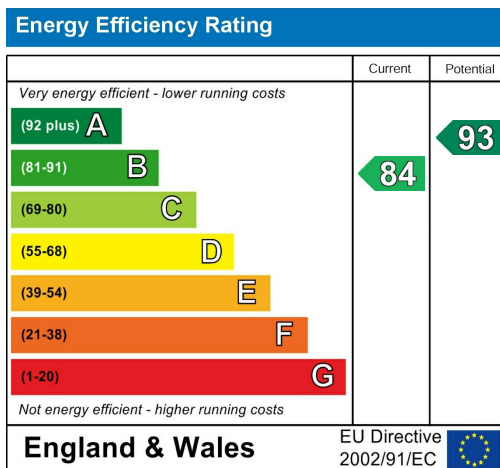






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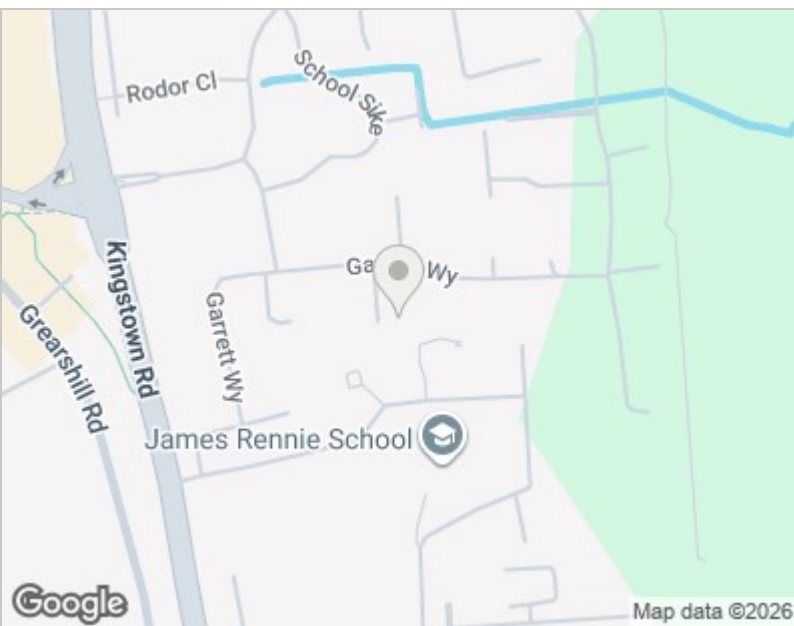
Energy Efficiency Graph



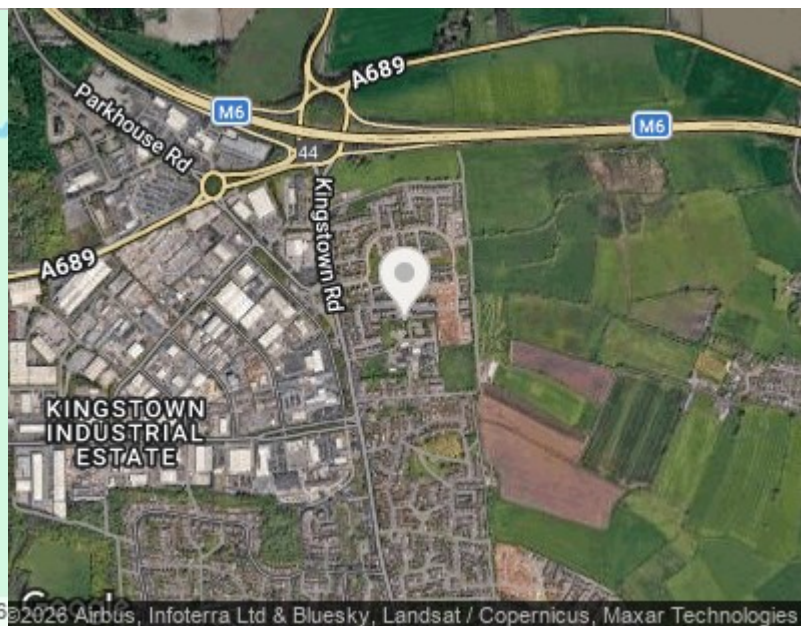
Viewing

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



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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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