



## Lansdowne Close

Carlisle, CA3 9HN

Guide Price £410,000



- Spacious Detached Family Home in a Highly Sought-After Location
- Generous Living Room with Attractive Bay Window and Feature Fireplace
- Modern Kitchen with Adjoining Dining Room and Practical Utility Room
- Luxurious Family Bathroom plus Convenient Ground-Floor WC/Cloakroom
- Ample Off-Road Parking plus a Large Integral Garage and EV Charging Point
- Beautifully Presented and Lovingly Maintained for Over Three Decades
- Bright Sunroom Enjoying a Picturesque Garden Outlook and Patio Doors
- Four Well-Proportioned Bedrooms, Including a Generous Master Bedroom with En-Suite
- Thoughtfully Designed Gardens with Multiple Areas for Relaxing and Entertaining
- EPC - D

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Lovingly cared for and thoughtfully improved over the past three decades, this beautifully presented four-bedroom detached family home offers an ideal combination of space, comfort and quality, situated within a highly sought-after location to the north of Carlisle. From the moment you step inside, the property gives a wonderful sense of warmth and style, with generous accommodation that has been carefully maintained and arranged to suit modern family life. The spacious living room is a particularly inviting space, enhanced by an attractive bay window and feature fireplace, while the bright sunroom to the rear offers excellent year-round versatility, providing a peaceful place to sit, relax and enjoy the picturesque garden outlook in every season. The modern kitchen is well appointed and conveniently positioned alongside the dining room and practical utility room, creating an excellent layout for both everyday living and entertaining. Upstairs, there are four well-proportioned bedrooms, including a generous dual-aspect master bedroom with en-suite facilities, all complemented by a luxurious family bathroom. Externally, the home continues to impress, with beautifully arranged gardens offering multiple areas for relaxing, alfresco dining and entertaining, together with ample off-road parking, an EV charging point and a large integral garage. Contact Hunters today to arrange your viewing and fully appreciate all this superb family home has to offer.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D 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.

Tel: 01228 584249

## GROUND FLOOR:

### PORCH

Entrance door from the front, internal door to the hallway, double glazed windows to the front aspect, and tiled flooring.

### HALLWAY

Internal doors to the living room, dining room and WC/cloakroom, radiator, Amtico flooring, and stairs to the first floor landing with an under-stairs cupboard.

### LIVING ROOM

Double glazed bay window to the front aspect, double glazed French doors to the sunroom, two radiators, and a fireplace with electric fire.

### DINING ROOM

Double glazed patio doors to the sunroom, radiator, Amtico flooring, and an opening to the kitchen.

### SUNROOM

Double glazed windows to the rear aspect, double glazed patio doors to the rear garden, recessed lighting, and an electric radiator.

### KITCHEN

Fitted base, wall and drawer units with matching granite worksurfaces, upstands and splashbacks above. Integrated eye-level NEFF electric double oven with grill, NEFF electric hob, extractor unit, space with plumbing for a dishwasher, inset one and a half bowl stainless steel sink with mixer tap and worksurface draining-grooves, under-counter lighting, radiator, tiled flooring, double glazed window to the rear aspect, and an internal door to the utility room.

### UTILITY ROOM

Fitted base, wall and tall units with matching worksurfaces, upstands and splashbacks above. Space with plumbing for a washing machine, one and a half bowl stainless steel sink with mixer tap, radiator, tiled flooring, obscured double glazed window, double glazed window to the rear aspect, internal door to the garage, and an external door to the rear garden.

### WC/CLOAKROOM

WC, wall-mounted wash hand basin, Amtico flooring, radiator, and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to four bedrooms and family bathroom, loft-access point, built-in airing cupboard with water cylinder, and a double glazed window to the front aspect.

### MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the front aspect, double glazed window to the rear aspect, two radiators, loft-access point, and an internal door to the en-suite. We have been advised this loft includes partboarding for storage.

En-Suite:

Three piece suite comprising a WC, counter-top wash basin, and a shower enclosure with mains shower unit. Part-tiled walls, vertical chrome towel radiator, recessed lighting, extractor fan, and an obscured double glazed window.

### BEDROOM TWO

Two double glazed windows to the rear aspect, and a radiator.

### BEDROOM THREE

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

### BEDROOM FOUR

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

### FAMILY BATHROOM

Four piece suite comprising a WC, wall-mounted wash basin, bathtub, and a shower enclosure benefitting mains shower with rainfall shower head. Part-tiled walls, vertical towel radiator, recessed lighting, extractor fan, and an obscured double glazed window.

### EXTERNAL:

Front Garden & Parking:

To the front of the property is a concrete driveway providing off-street parking for three vehicles, with access to the integral garage and porch. A pathway leads down the side of the property through to the rear garden. The front garden also includes a lawn, planted borders and mature hedging.

Rear Garden:

To the rear of the property is a thoughtfully appointed garden, featuring a large paved seating area with access from both the sunroom and utility room, a generous lawn with raised planted borders, and a timber decked seating area. The rear garden also benefits from an external cold water tap and a timber garden shed.

### INTEGRAL GARAGE

Integral double garage, complete with electric roller garage door, pedestrian access door from the utility room, wall-mounted gas boiler, power sockets, lighting, and a cold water tap.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [///thick.option.bike](https://www.what3words.com/)

### AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (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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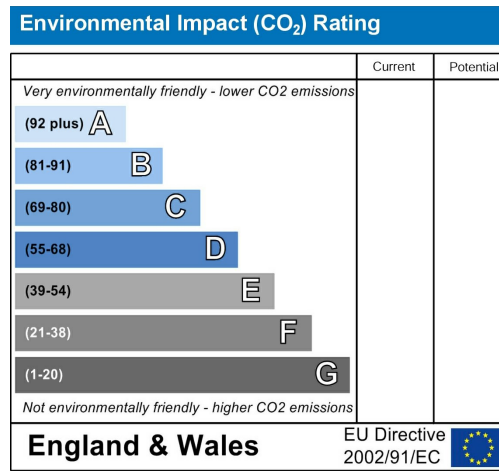
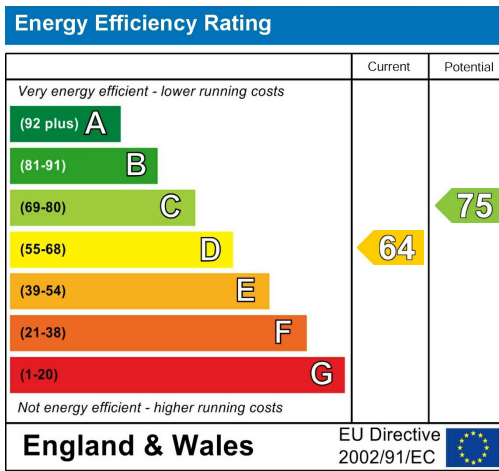


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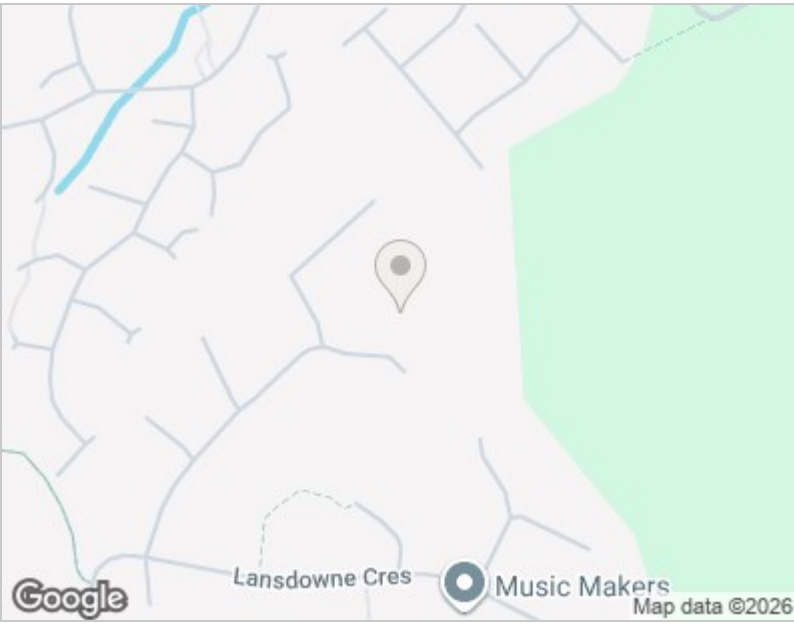
### Energy Efficiency Graph



### 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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