



## Newfield Park

Carlisle, CA3 0AH

Guide Price £295,000



- Detached Three-Bedroom Family Home
- Bright and Well Presented Throughout
- Three Bedrooms plus Four-Piece Family Bathroom
- Large Garden Room, Ideal as a Home Office, Gym or Additional Reception Space
- New Gas Boiler Installed December 2025
- Sought After Location to the North of Carlisle
- Open-Plan Living/Dining Room plus Fitted Kitchen
- Landscaped & Low-Maintenance Rear Garden
- Off-Street Parking for Three Vehicles
- EPC - C

# Newfield Park

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Guide Price £295,000



This bright and well-presented detached three-bedroom family home enjoys a sought-after position to the north of Carlisle and offers spacious, versatile accommodation that will appeal to a wide range of buyers. Thoughtfully arranged for modern living, the property features an open-plan living and dining room, creating a superb sociable space for both everyday family life and entertaining, together with a fitted kitchen that complements the layout well. To the first floor, there are three bedrooms and a well-appointed four-piece family bathroom, providing comfortable and practical accommodation throughout. Outside, the landscaped rear garden has been designed with low maintenance in mind, creating an attractive and enjoyable outdoor space, while a substantial garden room adds excellent versatility, ideal as a home office, gym, hobby room or additional reception space. With off-street parking for three vehicles and the further benefit of a new gas boiler installed in December 2025, this attractive home combines comfort, convenience and flexibility in a highly popular residential location. Early viewing is strongly recommended.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - C.

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:

### HALLWAY

Entrance door from the front, internal doors to the living/dining room and kitchen, stairs to the first floor landing with under-stairs cupboard, recessed lighting, and a radiator.

### LIVING/DINING ROOM

Living Area:

Double glazed bow window to the front aspect, radiator, and a fireplace with gas fire.

Dining Area:

Double glazed sliding patio door to the rear garden, radiator, and an internal door to the kitchen.

### KITCHEN

Fitted kitchen comprising base and wall units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, integrated dishwasher, integrated washing machine, integrated fridge freezer, space for a tumble dryer, one bowl sink with mixer tap, tiled flooring, recessed lighting, double glazed window to the rear aspect, and an external door to the side driveway.

## FIRST FLOOR:

### LANDING

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

### BEDROOM ONE

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

### BEDROOM TWO

Double glazed window to the rear aspect, radiator, and a fitted wardrobe with wall-mounted gas boiler internally.

### BEDROOM THREE

Double glazed window to the front aspect, radiator, and recessed lighting.

### FAMILY BATHROOM

Four piece suite comprising a WC, vanity unit with wash basin, bathtub, and a shower enclosure with mains shower unit. Fully-tiled walls, towel radiator, extractor fan, recessed lighting, and an obscured double glazed window.

## EXTERNAL:

Front Garden & Driveway:

To the front of the property is a lawned garden, along with a concrete driveway which extends to the side of the

property, allowing off-street parking for three vehicles.

Rear Garden:

To the rear of the property is a low-maintenance landscaped garden, featuring a paved seating area with access from the living/dining room, a timber deck, artificial lawn with raised sleeper-borders, and an ornamental pond. Additionally, the rear garden benefits from external power sockets, lighting, external wall heater, and an external cold water tap.

### GARDEN ROOM

Including double glazed patio doors, double glazed window, power sockets and recessed lighting internally.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - cubes.toward.ferrying

### 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

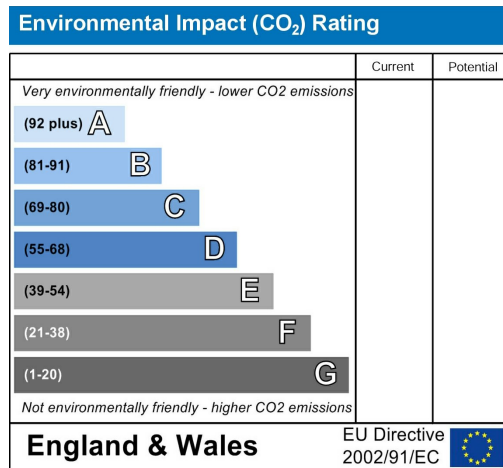
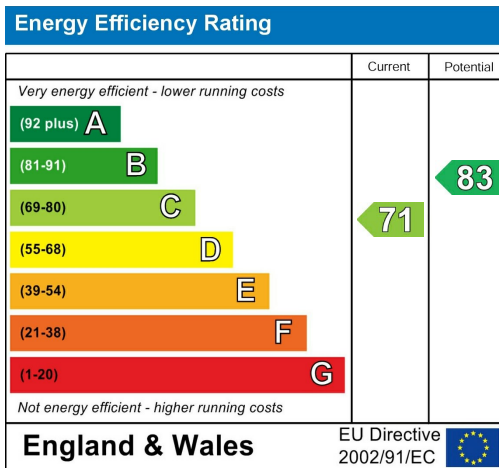






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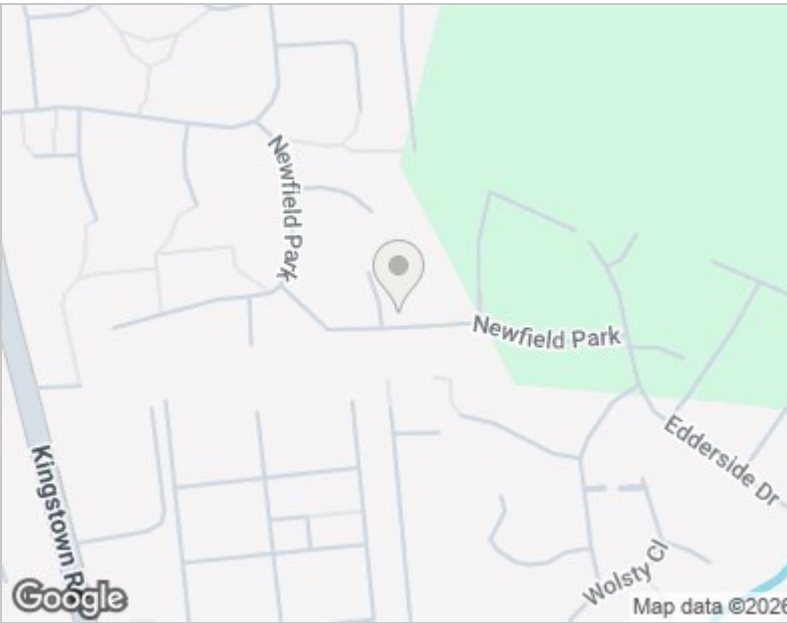
### Energy Efficiency Graph



### 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





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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