



Kingstown Road

Carlisle, CA3 0BN

Guide Price £310,000



- Modern Detached Bungalow in a Convenient Carlisle Location
- Substantially Extended and Deceptively Spacious Accommodation
- Immaculately Presented in True Move-In Condition
- Finished to a High Standard Throughout
- Wonderful Open-Plan Kitchen with Family Area. Family Area with Cylindrical Stove
- Dual-Aspect Living Room with Direct Garden Access
- Four Versatile and Well-Proportioned Bedrooms
- Stylish Four-Piece Family Bathroom
- Private Landscaped Rear Garden and Double-Gated Driveway Parking
- EPC - TBC

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Beautifully extended and presented in true move-in condition, this impressive four-bedroom detached bungalow offers spacious, stylish and versatile accommodation in a convenient Carlisle location. Far more generous than first impressions suggest, the home has been thoughtfully designed for modern living, with an exceptional open-plan kitchen and family area forming the heart of the property. Finished to a high specification, the kitchen features integrated appliances and a central island, while the adjoining family area provides a striking yet comfortable everyday space, complete with a stylish cylindrical stove, large picture windows and double sliding patio doors opening directly onto the rear garden patio, creating a bright, airy setting perfectly suited to indoor-outdoor living. A separate dual-aspect living room with garden access provides a further inviting reception space, while four well-proportioned bedrooms offer excellent flexibility for families, guests or those needing space to work from home. Served by a stylish four-piece family bathroom and complemented externally by a private landscaped rear garden and double-gated driveway parking, this is a superb opportunity for buyers seeking a high-quality bungalow where space, finish and modern comfort come together beautifully. A viewing is essential to appreciate every aspect of this excellent home, contact Hunters today.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - TBC 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:

KITCHEN AREA

Contemporary fitted kitchen comprising a range of base, wall and drawer units with matching quartz worksurfaces and upstands above. Central island with breakfast bar and oak surface, integrated eye-level NEFF electric oven with plate-warming drawer, NEFF five-ring electric hob, extractor unit, integrated NEFF microwave, integrated NEFF under-counter fridge, integrated FLAVEL dishwasher, under-counter lighting, inset one and a half bowl ceramic sink with mixer tap and worksurfaces draining grooves, plinth lighting, recessed lighting, radiator, double glazed bow-window to the front aspect, entrance door from the front driveway, and two built-in cupboards. One cupboard includes a wall-mounted gas boiler, loft-access point, tiled flooring, power sockets and lighting internally, with a vanity unit with wash basin, space with plumbing for a washing machine, power sockets, lighting and an obscured double glazed window internally within the second cupboard.

FAMILY ROOM AREA

Feature cylindrical wood-burning stove, double glazed sliding patio doors to the rear garden, two double glazed windows to the rear aspect, and three double glazed Velux windows.

LIVING ROOM

Double glazed bow-window to the front aspect, double glazed sliding patio doors to the rear garden, fireplace with marble surround and gas fire, radiator, and an internal door to the hallway.

HALLWAY

External double glazed door to the rear garden with a double glazed side-panel window, internal doors to four bedrooms and family bathroom, two radiators, and two obscured double glazed windows.

BEDROOM ONE

Two double glazed windows to the rear aspect, radiator, and two fitted wardrobes.

BEDROOM TWO

Double glazed window to the rear aspect, radiator, and two fitted wardrobes with matching fitted cupboard.

BEDROOM THREE

Double glazed window to the rear aspect, radiator, and a built-in cupboard.

BEDROOM FOUR

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

FAMILY BATHROOM

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

EXTERNAL:

Front Garden & Parking:

To the front of the property is an enclosed and double-gated garden and parking area. The parking area is shilled and allows off-road parking for three/four vehicles, with two neatly lawned areas to both sides of the front plot. A gate with pathway allows access down the side of the bungalow to the rear garden.

Rear Garden:

To the rear of the property is a thoughtfully landscaped and private garden, benefitting a lovely paved seating area which is accessible from the living room and family room, a neatly maintained lawn with a selection of mature trees, two timber garden sheds, external lighting, external power socket, and an external cold-water tap.

WHAT3WORDS:

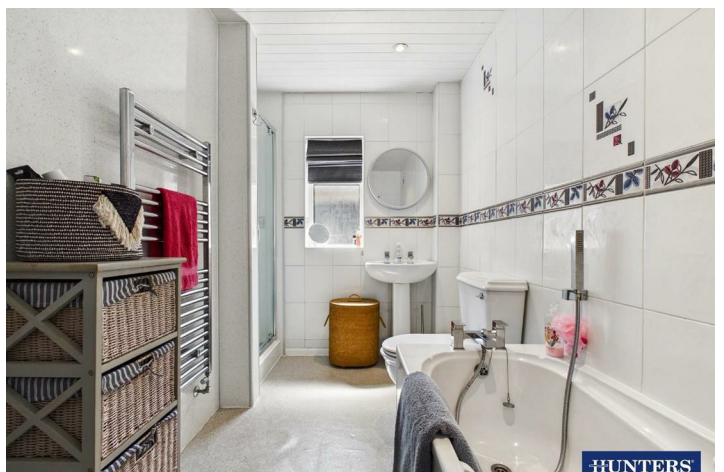
For the location of this property, please visit the [What 3 Words App](https://www.what3words.com/) and enter - [///sweeter.stumpy.broached](https://www.what3words.com/#!/sweeter.stumpy.broached)

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









HUNTERS

Energy Efficiency Graph

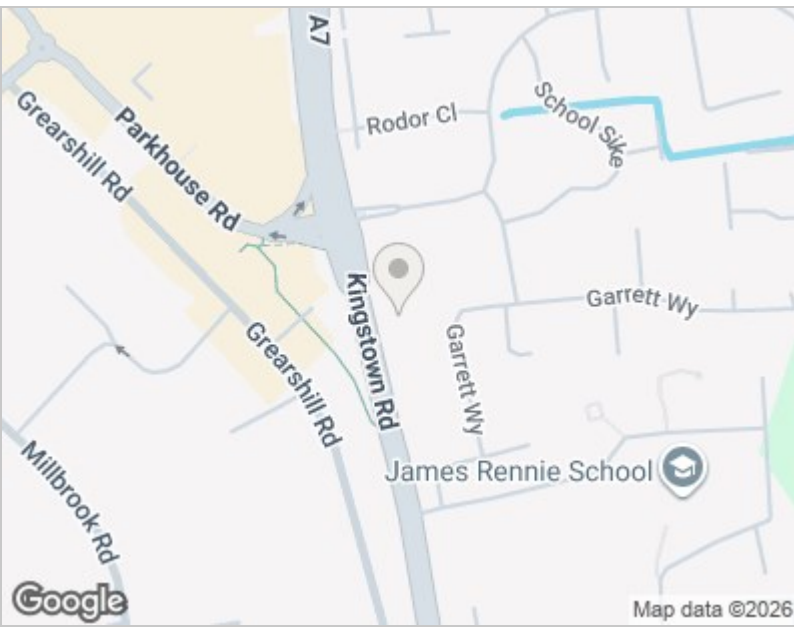
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

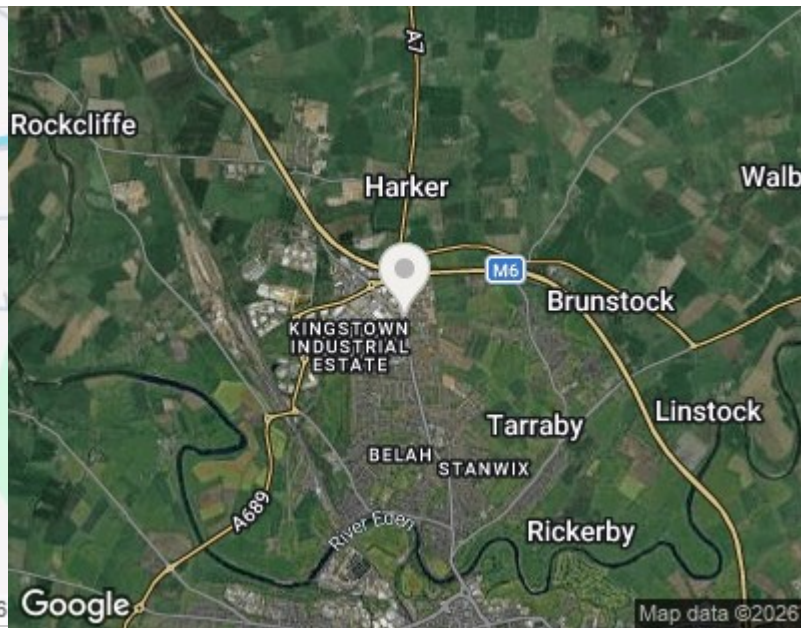
Viewing

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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