



## Brackenleigh Close, , Carlisle, CA2 6RE

- Detached Family Home
- Spacious Living Room
- Separate Utility Room
- Family Bathroom, En-suite Shower Room & WC
- Garage & Driveway Providing Ample Off Road Parking
- Sought-After Location
- Modern Dining Kitchen with Patio Doors
- Four Well-Proportioned Bedrooms
- Front & Rear Gardens
- EPC - TBC

**£280,000**



# Brackenleigh Close, , Carlisle, CA2 6RE

## DESCRIPTION

This modern detached four bedroom property would make an ideal family home. Situated in a desirable development in Carlisle, the property benefits a spacious living room, with double doors leading through to the inviting dining kitchen, conveniently positioned alongside a separate utility room & WC, providing ample space for a growing family's daily routine. The property continues to impress on the first floor with four well-proportioned bedrooms, as well as a family bathroom & additional en-suite shower room. Externally, the home provides lawned gardens to both the front & rear. There is ample off road parking, with both a driveway & integral single garage. Your next family home awaits - contact Hunters today to arrange your private viewing.


Utilities, Services & Ratings:  
Gas Central Heating and Double Glazing.  
EPC - TBC and Council Tax Band - D.





## ENERGY PERFORMANCE CERTIFICATE

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

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

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.

### Viewings

Please contact [centralhub@hunters.com](mailto:centralhub@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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