HUNTERS®

HERE TO GET *you* THERE



Greymoor Way

Carlisle, CA3 0FQ

£415,000

4 3 2 B

- Executive, Detached Family Home
- Sought After 'Story Homes' Development to the North of Carlisle
- Two Spacious Reception Rooms
- Four-Piece Family Bathroom Plus Downstairs WC/Cloakroom
- Ample Off-Road Parking plus an Integral Single Garage
- Immaculately Presented Throughout
- High-Specification Dining Kitchen with Integrated Appliances & Adjoining Utility Room
- Four Double Bedrooms with Two Luxurious En-Suites
- Beautifully Manicured Front, Side & Rear Gardens
- EPC - B

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This executive four-bedroom detached family home is presented to the market in immaculate, turn-key condition, offering a spacious, versatile, and high-specification living space. Situated on a fantastic corner plot within this sought-after development, the property is flooded with natural light, creating a bright and airy atmosphere throughout. The impressive dining kitchen, a true show-stopper, features integrated appliances and an adjoining utility room, further complemented by two spacious reception rooms on the ground floor. The living room benefits from bi-folding doors, providing seamless access to the beautifully landscaped rear garden. With an abundance of space, the first floor accommodates four double bedrooms, two of which benefit from en-suite shower rooms, along with a well-appointed family bathroom. Stepping outside, the gardens provide a stunning outdoor retreat, with the generous rear garden featuring a wonderful patio area and a timber garden shed, while additional gardens to the front and both sides of the property offer picturesque views of the feature pond and green area within Aspen Grange. A viewing is essential to fully appreciate this exceptional family home!

The accommodation, which has dual-zone gas central heating, double glazing, security alarm system and external CCTV, briefly comprises a hallway, living room, dining room, dining kitchen, utility room and WC/cloakroom to the ground floor with a landing, four bedrooms, two en-suite and family bathroom to the first floor. Externally there is off-road parking, an integral single garage and gardens to the front, both sides and rear. EPC - B and Council Tax Band - E.

Located within Kingstown, the property has fantastic access to a range of local amenities including M&S Food Hall, ASDA, Morrisons, NEXT Home & Home Bargains store all being within walking distance. For the little ones, Kingmoor Infant & Junior Schools are just down the road with highly regarded Secondary Schools being in the city centre. Access to the M6 J44 within minutes which provides direct access North and South. The A69 and City Bypass are minutes away.

GROUND FLOOR:

HALLWAY
Entrance door from the front, internal doors to the living room, dining room, dining kitchen and WC/cloakroom, radiator, ground floor thermostat, security alarm panel and stairs to the first floor landing.

LIVING ROOM
Double glazed bi-folding doors to the rear garden and two radiators.

DINING ROOM
Double glazed window to the front aspect and a radiator.

DINING KITCHEN
Modern fitted kitchen comprising a range of base, wall, drawer and tall units with matching worksurfaces and upstands above. Integrated eye-level electric double oven with grill, five-burner gas hob, extractor unit, integrated fridge freezer, integrated dishwasher, one and a half bowl stainless steel sink with mixer tap, recessed spotlights, under-counter lighting, radiator, internal door to the utility room and a double glazed window to the rear aspect.

UTILITY ROOM
Fitted base units with matching worksurfaces and upstands above. Space and plumbing for a washing machine, one bowl stainless steel sink with mixer tap, radiator, extractor fan, internal door to the garage, external door to the rear garden and a double glazed window to the side aspect.

WC/CLOAKROOM
Two piece suite comprising a WC and wash hand basin. Part-tiled walls, radiator and an extractor fan.

FIRST FLOOR:

LANDING
Stairs up from the ground floor hallway, internal doors to four bedrooms and family bathroom, loft-access point, radiator, built-in cupboard and a double glazed window to the front aspect. The built-in cupboard houses the water cylinder and the loft includes a pull-down ladder, part-boarding, power point and lighting.

MASTER BEDROOM & EN-SUITE
Bedroom:
Double glazed window to the front aspect, radiator and an internal door to the en-suite.
En-Suite:
Three piece suite comprising a WC, wall-mounted vanity wash hand basin and a double shower enclosure benefitting a mains shower with rainfall shower head and wand. Part-tiled walls, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

BEDROOM TWO & EN-SUITE
Bedroom:
Double glazed window to the rear aspect, radiator and an internal door to the en-suite.
En-Suite:
Three piece suite comprising a WC, wall-mounted vanity wash hand basin and a double shower enclosure benefitting a mains shower with rainfall shower head and wand. Part-tiled walls, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

BEDROOM THREE
Double glazed window to the rear aspect and a radiator.

BEDROOM FOUR
Double glazed window to the front aspect, radiator and the first-floor thermostat.

FAMILY BATHROOM
Four piece suite comprising a WC, wall-mounted vanity wash hand basin, bath with hand shower attachment and a shower enclosure benefitting a mains shower with rainfall shower head and wand. Part-tiled walls, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

EXTERNAL:
Front/Side Gardens & Driveway:
To the front of the property is a block paved driveway allowing off-street parking for two vehicles, with access from here into the integral garage. Additionally, there are lawned gardens to the front and both sides of the property, which include young hedging and spring bulbs. Access pathways to both sides of the property with gates to the rear garden.
Rear Garden:
An enclosed rear garden which has been predominantly turfed, including a paved seating area directly outside the living room bi-folding doors. Furthermore the rear garden benefits from a timber garden shed, two external power sockets and an external cold water tap.

INTEGRAL GARAGE
Manual up and over garage door to the front driveway, internal door from the utility room, wall-mounted gas boiler, power and lighting.

WHAT3WORDS
For the location of this property, please visit the What3Words App and enter - twisting.loaders.upsetting

PLEASE NOTE
There is a service charge of approximately £100 per annum for the upkeep of the development.

AML DISCLOSURE
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40.00 (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.

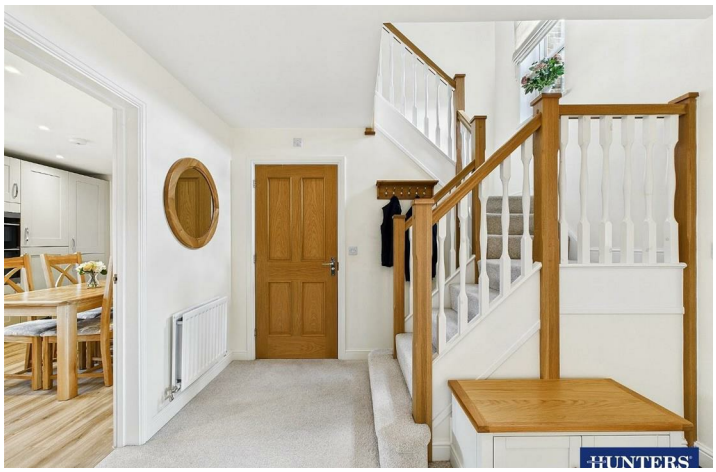
Floorplan

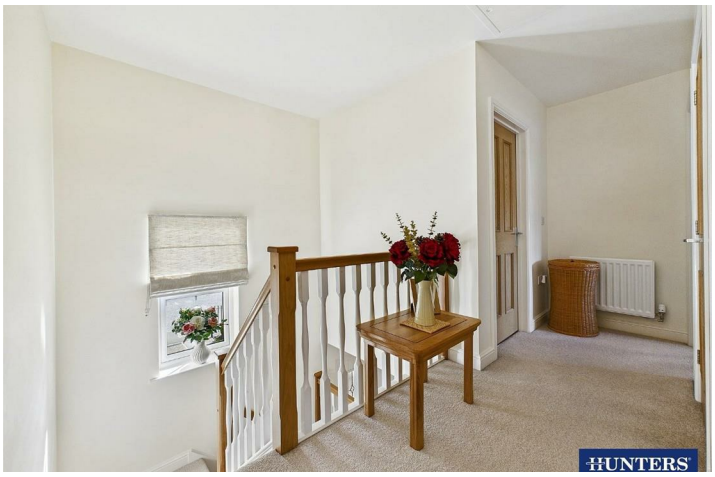

Utility Room
7'1" x 5'7"
2.16 x 1.73 m
Living Room
17'3" x 12'6"
5.26 x 3.81 m
Dining Kitchen
11'3" x 16'1"
3.43 x 4.91 m
Hallway
Garage
16'5" x 8'8"
5.03 x 2.66 m
Dining Room
10'9" x 12'6"
3.29 x 3.81 m
Ground Floor
En-Suite
10'4" x 4'2"
3.16 x 1.28 m
Family Bathroom
9'2" x 6'10"
2.79 x 2.10 m
Bedroom Two
10'2" x 10'3"
3.11 x 3.15 m
Bedroom Three
9'8" x 12'5"
2.97 x 3.79 m
En-Suite
Landing
Bedroom Four
14'3" x 8'10"
4.35 x 2.70 m
Master Bedroom
12'6" x 12'6"
3.82 x 3.83 m
Floor 1
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Approximate total area(1)
1635.14 ft²
151.91 m²
(1) Excluding balconies and terraces
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.
GIRAFFE360







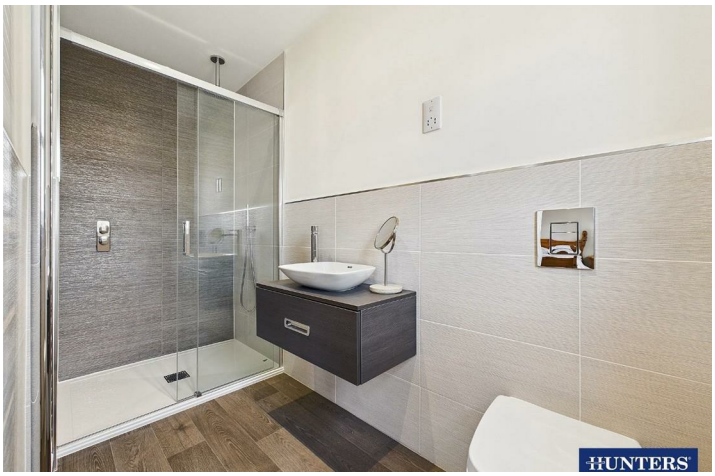




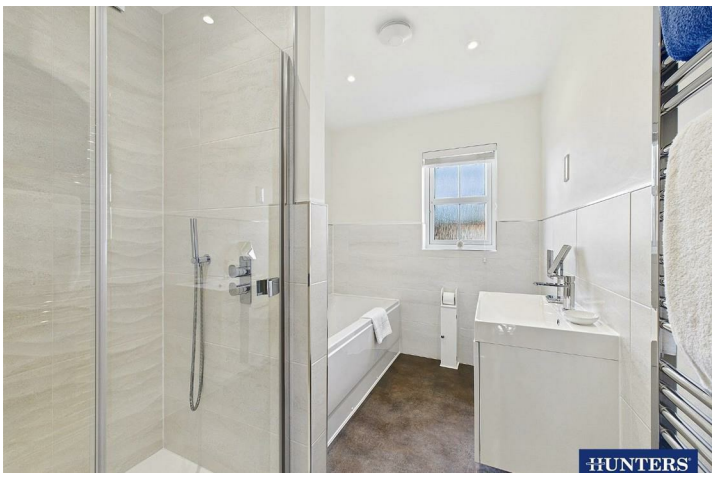








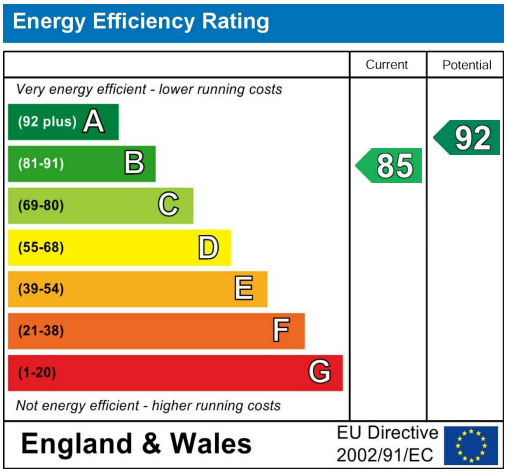


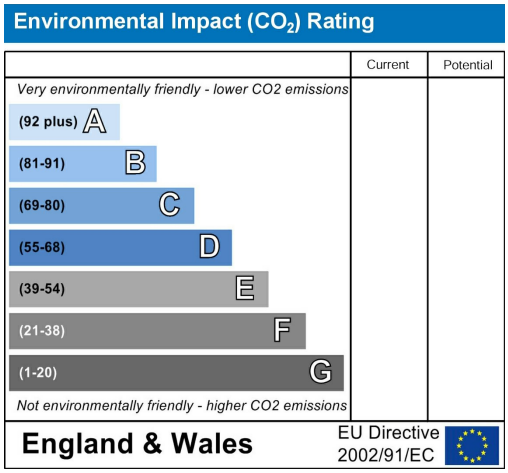






Energy Efficiency Graph

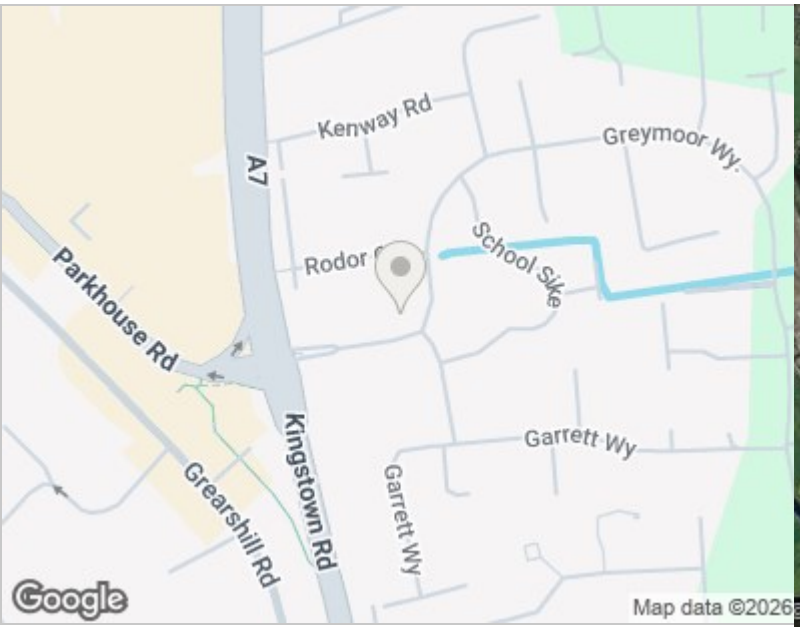




Viewing

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





Tel: 01228 584249

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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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The Property Ombudsman