



4 Axson Drive, Carlisle, CA1 3FZ

Offers over £270,000

Vicinity Homes are delighted to offer to the market this immaculately presented and deceptively spacious, detached house situated to the South of Carlisle City Centre within the sought after Taylor Wimpey "The Coppice" Development. The property is close to a range of local amenities, regular bus route, popular Primary Schools and has excellent access to the City Centre and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge, utility room and a modern dining kitchen with a range of integrated appliances and french doors to the garden. To the first floor there are four bedrooms, master en suite shower room and a bathroom. The property also benefits from double glazing, central heating, on site parking, garage and garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!

Directions

Proceed South along London Road. Turn left at the traffic lights onto Cumwhinton Road. Turn left at the round about onto Garlands Road. Continue on this road. Turn left onto Woodrow Drive which leads into the Coppice. Turn right at the T junction onto Staunton Drive and left onto Axson Drive. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Hallway



Approached by a door to front, incorporating a radiator, LVT flooring, under stairs storage area, built in storage and stairs to the first floor.



Cloakroom/WC 5'3" x 3'10" (1.624m x 1.192m)



Incorporating a pedestal wash hand basin, WC, tiled splash areas, extractor fan and a radiator.

Lounge 14'8" x 10'9" (4.478m x 3.283m)



Incorporating a double glazed window to front and a radiator.

Dining Kitchen 17'6" x 11'1" (5.341m x 3.379m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated induction hob with cooker hood over. Integrated dishwasher, 1.5 sink unit with mixer tap, integrated fridge and integrated freezer. Double glazed window to rear, double glazed french doors to rear, inset ceiling lights and a radiator.



Utility Room 5'1" x 3'11" (1.562m x 1.214m)



Incorporating fitted base units with complementary work surface over, integrated washing machine and inset ceiling lights.

First Floor Landing



Incorporating a radiator and loft access.



Bedroom One 12'5" x 10'5" (3.787m x 3.179m)



A double bedroom incorporating a double glazed window to rear, radiator and fitted wardrobe/storage.

En Suite Shower Room 6'7" x 3'10" (2.014m x 1.174m)



Incorporating a modern three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Extractor fan, heated towel rail, LVT flooring, tiling to all walls and inset ceiling lights.

Bedroom Two 10'10" x 10'5" (3.325m x 3.177m)



A double bedroom incorporating a double glazed window to front and a radiator.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

Bedroom Three 8'7" min x 6'11" (2.627m min x 2.111m)



Incorporating a double glazed window to rear, radiator and fitted wardrobe/storage.



Bedroom Four 7'3" x 6'11" (2.225m x 2.119m)



Incorporating a double glazed window to front and a radiator.



[Bathroom 6'7" x 6'2" \(2.029m x 1.889m\)](#)

[Outside](#)



Incorporating a modern three piece suite comprising of a bath, pedestal wash hand basin and WC. Extractor fan, tiled splash areas, inset ceiling lights and heated towel rail.

The property is approached by on site parking leading to the garage. There is also a lawn area and gated access to the rear. The rear enclosed garden has a lawn area, patio seating area, timber decking seating area and an outside tap.



Floor Plan



Please note, the floor plan is not to scale and should be used for illustrative purposes only.



Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band D.

EPC Band B

<https://find-energy-certificate.service.gov.uk/energy-certificate/2265-5011-5312-5269-6200>

Estate Agents Note

Please note, there is an annual upkeep fee for the Development which is £156.00.

Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: sales@vicinityhomes.co.uk.

Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates. It is your decision whether you choose to deal with Fisher Financial Associates. In making that decision, you should know that we will receive commission from the company worth approximately £50 depending on any business written.

Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.

Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

Single Garage 17'5" x 8'6" (5.319m x 2.613m)

Incorporating an up and over door, power, lighting and eaves for storage.

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

Mailing List

To register your buying information and receive updates on all our available properties, please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk.

Free, No Obligation Valuation

We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk to arrange an appointment.

