

# HUNTERS®

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## Speckled Wood Drive

Carlisle, CA1 3RD

Guide Price £280,000



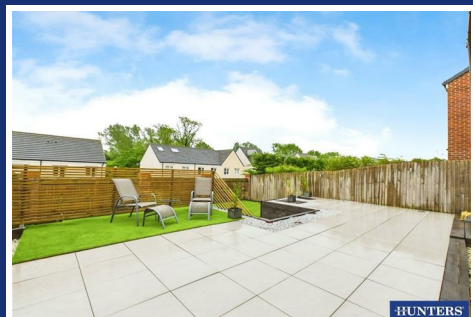
- Modern Detached Family Home
- Thoughtfully Landscaped Rear Garden with Gorgeous Patio
- Spacious Living Room with Double Doors to the Dining Kitchen
- Master Bedroom with En-Suite Shower Room & Fitted Wardrobes
- Off-Street Parking, Integral Garage & EV Charger
- Immaculately Presented Throughout
- Contemporary Dining Kitchen with Breakfast Bar & Patio Doors
- Four Good-Sized Bedrooms
- Three-Piece Family Bathroom
- EPC - B

Tel: 01228 584249

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This modern four-bedroom detached family home is situated within the highly sought-after Speckled Wood development to the South of Carlisle and enjoys an ease of access to a range of transport links and amenities. Immaculately presented and ready to move into, the property offers a beautifully landscaped rear garden, off-street parking, an integral garage and an electric vehicle charging point, ideal for the modern commuter. Inside, the home is neutrally decorated and finished to a high-standard throughout, including a spacious living room, a bright, contemporary dining kitchen with breakfast bar and patio doors, along with an adjoining utility room and downstairs WC. Upstairs boasts four generously sized bedrooms, including a master with en-suite, and a stylish family bathroom. The rear garden has been thoughtfully designed for outdoor living and entertaining, featuring a raised tiled patio and artificial lawn, an ideal space for relaxing, socialising and children to play. Don't miss your chance to view this exceptional home, contact Hunters today to arrange your viewing.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, living room, dining kitchen, utility room and WC/cloakroom to the ground floor with a landing, four bedrooms, master en-suite and family bathroom to the first floor. Externally there is off-street parking, integral garage and gardens to the front and rear. EPC - B and Council Tax Band - D.

Located to the South of Carlisle, the property is perfectly situated for access both in-to and out-of the City. London Road takes you directly into the heart of the historic city or directly to the M6 motorway J42. Many major retailers are within a short walk including B&Q, Pets at Home, ASDA, B&M Bargains and Iceland whereas within the City Centre, there is an excellent array of conveniences including the lanes shopping centre, convenience stores and highly reputable bars and restaurants.



## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front, internal door to the living room, tiled flooring, radiator and stairs to the first floor landing.

### LIVING ROOM

15'9" x 10'11" (4.80m x 3.33m)

Radiator, smart light switch, double doors to the dining kitchen and a double glazed window to the front aspect. Measurements to the maximum points.

### DINING KITCHEN

18'4" x 10'3" (5.59m x 3.12m)

Kitchen Area:

Fitted kitchen comprising a range of base and wall units with matching stone worksurfaces, upstands and splashbacks above. Integrated electric oven, gas hob, extractor unit, space and plumbing for a dishwasher, space for an under-counter fridge, inset one and a half bowl stainless steel sink with mixer tap and draining grooves within the worksurface, under-stairs cupboard, tiled flooring, internal door to the utility room and a double glazed window to the rear aspect.

Dining Area:

Radiator, smart light switch, tiled flooring and double glazed patio doors to the rear garden.

### UTILITY ROOM

7'0" x 5'2" (2.13m x 1.57m)

Fitted stone worksurface with matching upstand, space and plumbing for a washing machine, space for a tumble drier, tiled flooring, extractor fan, wall-mounted gas boiler, internal doors to the WC/cloakroom and garage and an external door to the side elevation.

### WC/CLOAKROOM

5'3" x 2'11" (1.60m x 0.89m)

Two piece suite comprising a WC and pedestal wash hand basin. Radiator, tiled flooring and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor entrance hall, internal doors to four bedrooms and family bathroom, loft-access point and a built-in cupboard.

### MASTER BEDROOM & EN-SUITE

12'4" x 10'4" (3.76m x 3.15m)

Master Bedroom:

Radiator, fitted wardrobe with mirrored sliding doors, built-in over stairs cupboard, internal door to the en-suite and a double glazed window to the front aspect.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin and shower enclosure with mains shower. Tiled splashbacks, radiator, extractor fan and an obscured double glazed window.

### BEDROOM TWO

12'3" x 9'4" (3.73m x 2.84m)

Radiator and a double glazed window to the front aspect.

### BEDROOM THREE

9'8" x 9'4" (2.95m x 2.84m)

Radiator and a double glazed window to the rear aspect.

### BEDROOM FOUR

9'7" x 7'2" (2.92m x 2.18m)

Radiator and a double glazed window to the rear aspect.

### FAMILY BATHROOM

6'10" x 6'4" (2.08m x 1.93m)

Three piece suite comprising a WC, pedestal wash basin and bath. Part-tiled walls, radiator, extractor fan and an obscured double glazed window.

### EXTERNAL:

Front Garden & Driveway:

Lawned front garden, tarmac driveway allowing off-street parking for two vehicles, EV charger and an access pathway to the rear garden.

Rear Garden:

Landscaped rear garden including a large raised tiled seating area spanning the width of the rear of the property, two areas of artificial lawn, low-maintenance borders, external cold water tap. external electricity socket and external lighting.

### GARAGE

15'8" x 8'11" (4.78m x 2.72m)

Manual up and over garage door, power and lighting.

### WHAT3WORDS

For the location of this property please visit the What3Words App and enter - stones.lamps.cable

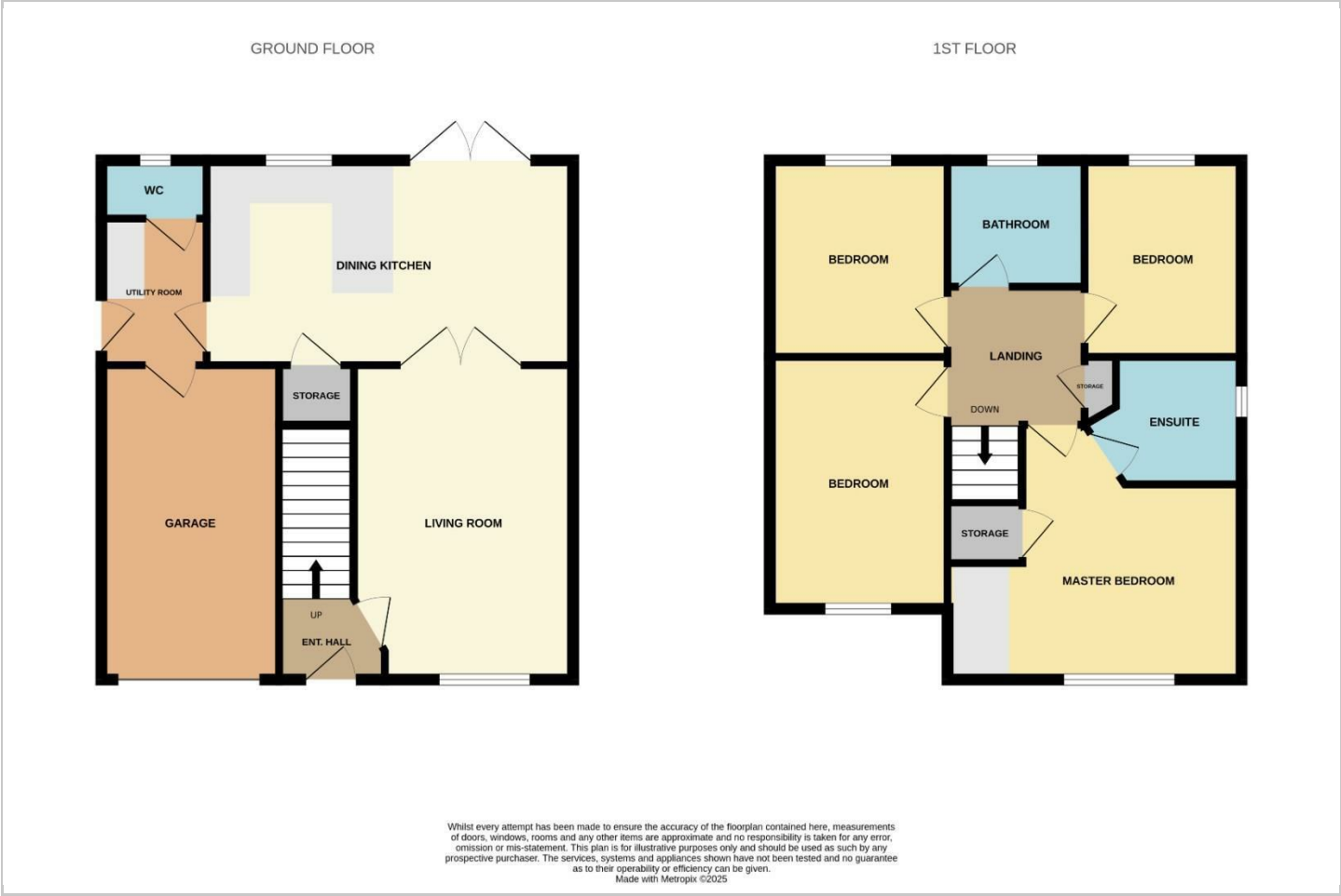
### AML DISCLOSURE

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.

### PLEASE NOTE

There is an annual service charge of approximately £155.00 for the upkeep of the development.

Floorplan

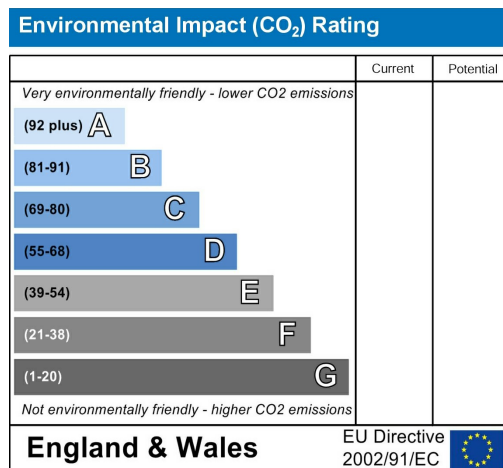
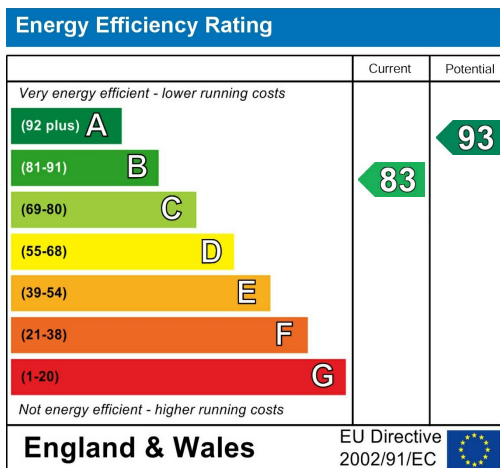








## Energy Efficiency Graph

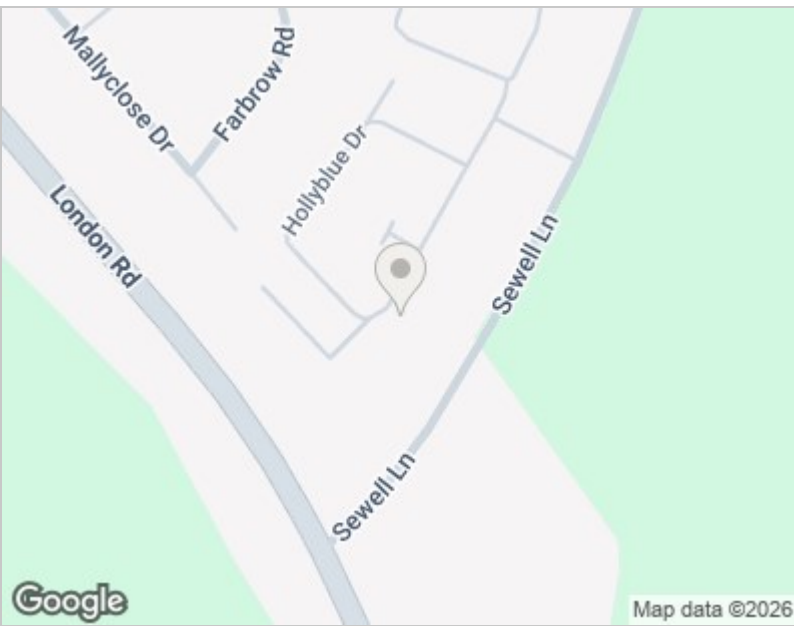


## Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map



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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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