HUNTERS®

HERE TO GET *you* THERE



Norfolk Road

Carlisle, CA2 5PQ

Guide Price £300,000

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- No Onward Chain
- Sought-After Location on Norfolk Road
- Bright Living Room and Dining Room with Sunroom Extension
- Three Genuine Double Bedrooms
- Mature Gardens to the Front and Rear plus Carport and Driveway
- Deceptively Spacious Semi-Detached Family Home
- Lovingly Maintained and Very Well Presented Throughout
- Galley-Style Kitchen with Breakfast Bar and Adjoining Utility Room
- First Floor Shower Room and Bathroom plus Ground Floor WC/Cloakroom and Shower Room
- EPC - C

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Carlisle, CA2 5PQ

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Offered to the market with no onward chain, this deceptively spacious three-bedroom semi-detached family home occupies a desirable position along the sought-after Norfolk Road. Lovingly maintained and thoughtfully improved over the years, the property is beautifully presented throughout, offering an impressive amount of living space, excellent versatility and a warm, welcoming atmosphere. Generous windows flood the accommodation with natural light, particularly within the spacious living room, where double doors open into a separate dining room before flowing seamlessly through to a delightful sunroom extension. Overlooking the mature rear garden, with direct access outside, the sunroom provides a wonderful additional living space to enjoy throughout the year. The accommodation continues with a practical galley-style kitchen, complete with breakfast bar and adjoining utility room, whilst a ground-floor WC/cloakroom and separate shower room add further convenience. Upstairs, three genuine double bedrooms provide excellent space for family living, complemented by the rare benefit of both a family bathroom and an additional shower room. Externally, the property enjoys attractive, well-established gardens to both the front and rear, providing lovely outdoor spaces for relaxation and entertaining, alongside a driveway and carport offering valuable off-road parking. Combining generous proportions, flexible living accommodation and a highly regarded residential location, this much-loved home presents a fantastic opportunity for growing families and buyers seeking a property with space to enjoy for years to come. A viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

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

Denton Holme is a popular and vibrant urban village located just a short walk from Carlisle city centre, offering a unique blend of community spirit and convenient city living. The area is well-served with a variety of local amenities including independent shops, convenience stores, cafés, takeaways, florists, and entertainment venues, alongside a reputable primary school that adds to its family-friendly appeal. Residents enjoy easy access to picturesque riverside and woodland walks along the River Caldew, providing a welcome retreat into nature. Excellent transport connections make Denton Holme highly accessible, with the City Bypass reachable via Dalston Road or Wigton Road in under 10 minutes and the M6 motorway around 15 minutes away, making it an ideal location for commuters. With its mix of local character, community amenities, and proximity to the heart of Carlisle, Denton Holme continues to be a sought-after area for a diverse range of residents.

GROUND FLOOR:

HALLWAY
Entrance door from the front, internal doors to the living room, dining room, kitchen and WC/cloakroom, radiator, fitted cloak-cupboard, and staircase to the first floor with glass balustrades and small under-stairs store. The under-stairs store includes the electricity consumer unit and security alarm panel.

LIVING ROOM
Two double glazed windows with front outlook, radiator, fireplace with gas fire, and double doors through to the dining room.

DINING ROOM
Gas fire inset within the chimneybreast, radiator, and an opening through to the sunroom.

SUNROOM
Double glazed windows with rear outlook, double glazed external door to the rear garden, and an electric radiator.

KITCHEN
Fitted kitchen comprising a range of base, wall, drawer and display units with worksurfaces and tiled splashbacks above. Integrated eye-level electric double oven with grill, gas hob, extractor unit, integrated dishwasher, integrated under-counter fridge, one bowl stainless steel sink with mixer tap and draining board, radiator, recessed lighting, under-counter lighting, tiled flooring, internal door to the side hall, and a double glazed window with rear outlook.

SIDE HALL
External door to the carport, internal door to the utility room, and a fitted tall unit with wall-mounted gas boiler internally.

UTILITY ROOM
Fitted base unit with matching worksurface and upstands above. Space with plumbing for a washing machine, space for a tumble dryer, space for an American-style fridge freezer, one and a half bowl stainless steel sink with mixer tap and draining board, radiator, extractor fan, loft-access point, internal door to the shower room/rear hall, and a double glazed window with side outlook.

SHOWER ROOM/REAR HALL
External door to the rear garden, shower enclosure benefitting a mains shower unit with rainfall shower head and hand attachment, part-boarded walls, radiator, towel radiator, extractor fan, and a double glazed window with rear outlook.

WC/CLOAKROOM
Comprising a WC and wall-mounted wash hand basin. Fully-tiled walls, towel radiator, and an obscured double glazed window.

FIRST FLOOR:

LANDING
Stairs up from the ground floor with glass balustrades, internal doors to three bedrooms, bathroom and shower room, loft-access point, in-built cupboard, and an obscured double glazed window. We have been advised the loft includes a pull-down ladder, part-boarding, lighting, and the CCTV system.

BEDROOM ONE
Two double glazed windows with front outlook, radiator, fitted wardrobes, and an in-built wardrobe with double doors.

BEDROOM TWO
Two double glazed windows with rear outlook, radiator, and an in-built cupboard with shelving internally.

BEDROOM THREE
Double glazed window with rear outlook, and a radiator.

BATHROOM
Comprising a WC, pedestal wash basin, and bath with mains shower over. Part-tiled walls, radiator, recessed lighting, recessed cupboard, and an obscured double glazed window.

SHOWER ROOM
Comprising fitted vanity units with a matching wall-mounted cabinet and mirror, concealed cistern WC, semi-inset wash basin, and a shower enclosure with electric shower unit. Part-tiled walls, towel radiator, recessed lighting, extractor fan, and an obscured double glazed window.

EXTERNAL:
Front Garden & Parking:
To the front of the property is an elevated garden, benefitting lawn and established borders, alongside a tarmac driveway allowing off-road parking for two vehicles. Access from the driveway through timber gates to the carport, which allows for off-road parking of a third vehicle. A pathway leads down the right side of the property to the rear garden.
Rear Garden:
To the rear of the property is a mature garden, predominantly lawned and including a selection of mature trees and shrubs. Additionally, the rear garden includes a paved seating area accessible from the sunroom and shower room/rear hall, a timber potting shed, and an external cold-water tap.

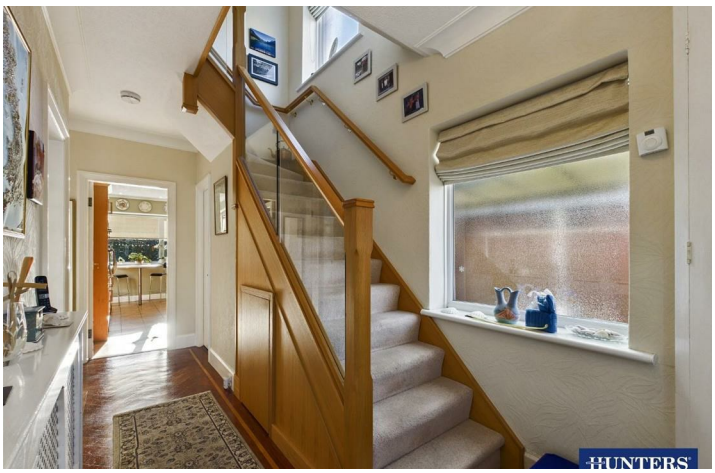
WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///edit.salads.moment

AML DISCLOSURE:
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (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.

AGENTS NOTE:
Norfolk Road is a private road with an active residents' committee responsible for arranging road maintenance and street cleaning. An annual payment of approximately £150.00 is payable towards these costs.

Floorplan


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HERE TO GET you THERE
Shower Room/Rear Hall
6'0" x 7'3"
1.85 x 2.23 m
Sunroom
10'11" x 9'5"
3.35 x 2.87 m
Kitchen
16'1" x 7'11"
4.91 x 2.41 m
Utility Room
11'5" x 6'7"
3.50 x 2.02 m
Dining Room
15'4" x 10'9"
4.70 x 3.28 m
Side Hall
3'10" x 6'10"
1.17 x 2.09 m
WC/Cloakroom
5'10" x 2'8"
1.78 x 0.82 m
Living Room
16'4" x 12'9"
4.99 x 3.91 m
Hallway
15'10" x 3'7"
4.84 x 1.10 m
Ground Floor
S
E
W
N
Bedroom Three
10'7" x 8'6"
3.24 x 2.61 m
Bedroom Two
13'7" x 11'0"
4.16 x 3.37 m
Bathroom
7'8" x 5'5"
2.34 x 1.67 m
Landing
12'1" x 2'8"
3.69 x 0.82 m
Bedroom One
16'5" x 12'3"
5.03 x 3.76 m
Shower Room
6'6" x 6'7"
2.00 x 2.01 m
Floor 1
Approximate total area(1)
1488 ft²
138.4 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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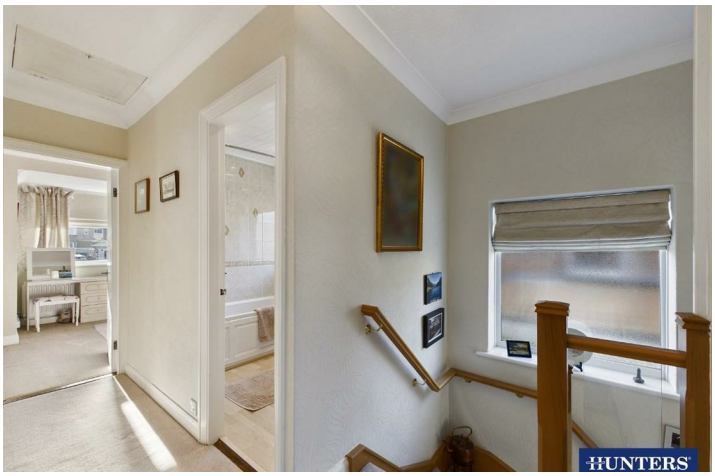

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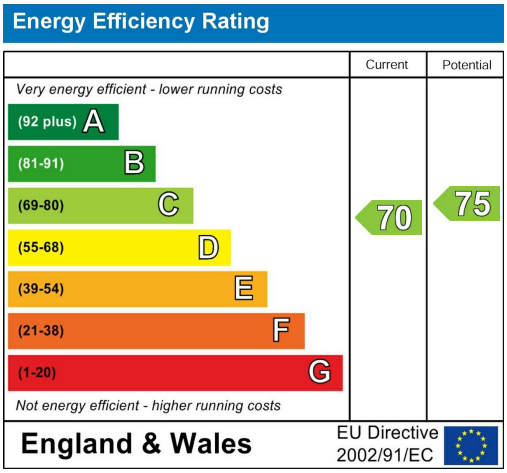


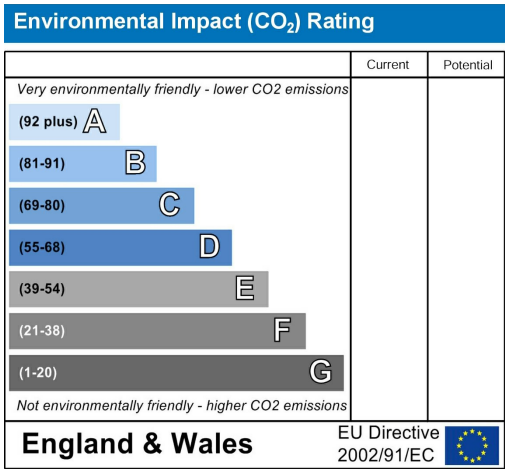






Energy Efficiency Graph





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







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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