



## Brackenleigh Close, , Carlisle, CA2 6RE

- Detached Family Home
- Spacious Living Room with Front-Aspect Window
- Separate Utility Room and Ground-Floor WC
- Family Bathroom and Master En-Suite Shower Room
- Garage and Driveway Providing Off-Road Parking
- Sought-After Development to the West of Carlisle
- Modern Dining Kitchen with Patio Doors
- Four Well-Proportioned Bedrooms
- Front and Rear Gardens
- EPC - C

**£280,000**



# Brackenleigh Close, , Carlisle, CA2 6RE

## DESCRIPTION

Contact Hunters today to arrange your viewing! This modern four-bedroom detached home offers spacious and well-planned accommodation throughout, making it an excellent choice for families. Situated within the popular Brackenleigh development to the west of Carlisle, the home features a generous living room with double doors opening through to an inviting dining kitchen, creating a superb flow for both everyday living and entertaining. A separate utility room and ground-floor WC add further practicality, while the first floor provides four well-proportioned bedrooms, including a master bedroom with en-suite shower room, alongside a family bathroom. Externally, the property enjoys an artificial lawned garden to the front and a lawned garden to the rear, together with ample off-road parking, a driveway and an integral single garage. Early viewing is highly recommended to appreciate the space, setting and family-friendly layout on offer.

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





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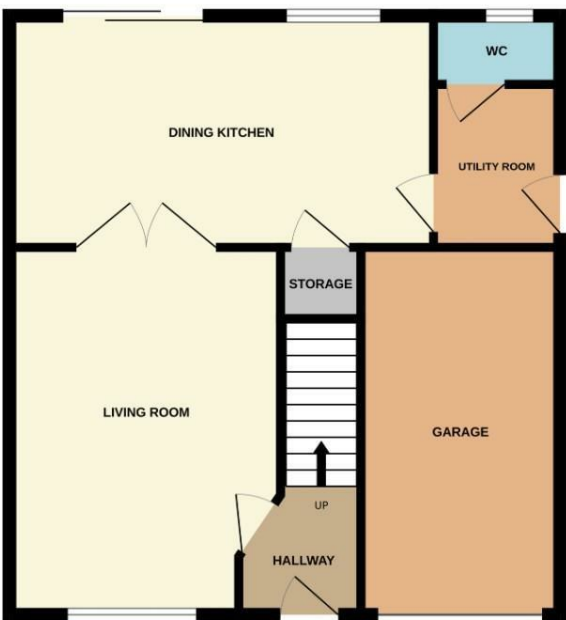


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Viewings**

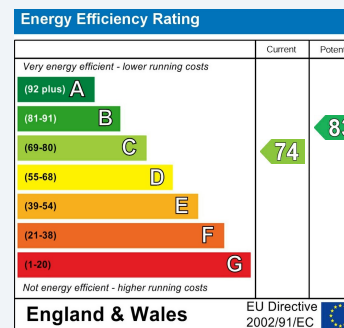
Please contact [centralhub@hunters.com](mailto:centralhub@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

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

**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.



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.



56 Warwick Road, Carlisle, Cumbria, CA1 1DR  
Tel: 01228 584249 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com) <https://www.hunters.com>

