



**28 Millcroft, Carlisle, CA3 0HZ.**

Guide Price £375,000

**PFK**

## 28 Millcroft

Carlisle, Carlisle

This impressive, detached home offers a perfect blend of space, comfort and style, making it an ideal choice for family living. Boasting a prestigious location, a generous corner plot, three double bedrooms, two reception rooms, a contemporary dining kitchen and a convenient ground floor WC, the property provides a welcoming and practical layout throughout.

A driveway offers ample off-road parking and leads to an attached garage, while the charming front garden, framed by mature landscaping and a classic wooden fence creates an attractive first impression. Step inside to the hallway, where you are guided into two reception rooms. These beautifully lit spaces feature large windows that flood the interiors with natural light, complemented by a traditional fireplace that adds warmth and character. The open-plan dining area flows effortlessly into the living space, making it perfect for both relaxed family meals and entertaining guests.

At the heart of the home lies a stylish, modern dining kitchen, thoughtfully designed with sleek cabinetry, generous storage and a large window overlooking the expansive rear garden and in turn bringing the outdoors in.

Upstairs, you'll find three double bedrooms, alongside a shower room and a separate WC, offering convenience for busy households.



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One of the property's most appealing features is its substantial corner plot. The beautifully maintained gardens provide a wonderful sense of space, with lawns, seating areas and a paved patio ideal for alfresco dining and outdoor gatherings. A greenhouse and landscaped flower beds add charm and colour, making it a haven for gardening enthusiasts. There is also exciting potential to extend, subject to the necessary planning permissions.

Situated within one of the most sought-after postcodes, this home effortlessly combines practicality with elegant living. With its generous outdoor space, scope for future development, and excellent parking facilities, it presents a truly inviting opportunity to create a long-term family home.

Located within this popular area, north of the River Eden in Carlisle, this property enjoys a peaceful residential setting within a highly regarded residential area. The location offers a strong sense of community along with easy access to a range of local amenities, including shops, schools and leisure facilities, while the city centre is just a short distance away. The area is well connected, with convenient access to the M6 motorway and Carlisle railway station, making it ideal for commuters. Surrounded by green spaces and attractive neighbourhoods, Millcroft combines suburban tranquillity with excellent accessibility, making it a desirable choice for families and professionals alike.



## ACCOMMODATION

### Ground Floor

#### Entry

7' 1" x 3' 7" (2.15m x 1.09m)

#### Hallway

12' 9" x 4' 11" (3.88m x 1.51m)

#### Living Room

14' 2" x 13' 8" (4.33m x 4.17m)

#### Dining Room

12' 4" x 9' 9" (3.76m x 2.98m)

#### Dining Kitchen

11' 9" x 9' 9" (3.57m x 2.97m)

#### Rear Hall

4' 1" x 4' 0" (1.24m x 1.21m)

#### WC

4' 4" x 3' 9" (1.33m x 1.14m)

### First Floor

#### Landing

#### Bedroom 1

12' 0" x 9' 3" (3.66m x 2.83m)

#### Bedroom 2

9' 9" x 9' 8" (2.97m x 2.95m)

#### Bedroom 3

13' 9" x 10' 10" (4.19m x 3.31m)

#### Shower Room

6' 2" x 5' 4" (1.89m x 1.63m)

#### WC

7' 10" x 3' 10" (2.39m x 1.17m)





## Outside

**Front Garden:** Spacious corner plot providing a lawned garden to the front with stocked areas and access to the main entrance and to the side of the property.

**Driveway/Parking:** Situated to the front of the property and providing access to the Garage along with ample off road parking.

**Garage:** 16' 6" x 8' 11" (5.03m x 2.72m)

**Side Garden:** Lawned garden area providing an area for seating if desired and also providing access to the rear garden.

**Rear Garden:** Large corner plot garden with Lawns, stocked areas, storage areas and Greenhouse.

## ADDITIONAL INFORMATION

### Directions

28 Millcroft can be located with the postcode CA3 0HZ, or by using What3Words: [///voting.toned.mutual](https://www.what3words.com/#!/voting.toned.mutual)

### Services

Mains gas, electricity and drainage. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

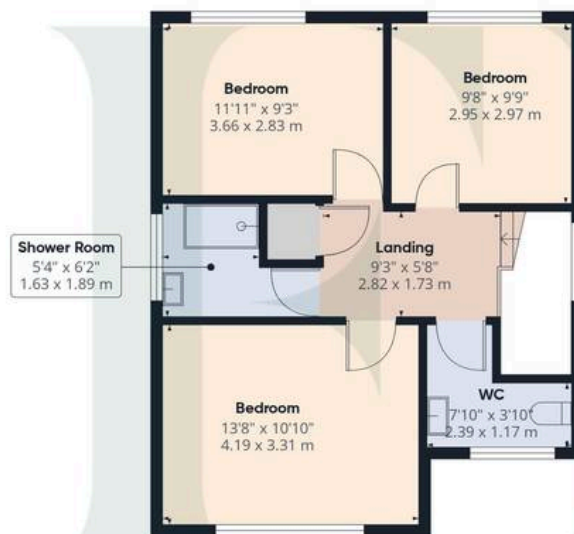
**PLEASE NOTE:** We understand that the property is not currently registered with the Land Registry and the buyer would be responsible to do that. **Teure: Freehold**

- **Tenure: Freehold tbc**
- **Council Tax band: D**
- **EPC rating D**





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1255 ft<sup>2</sup>

116.4 m<sup>2</sup>

(1) Excluding balconies and terraces

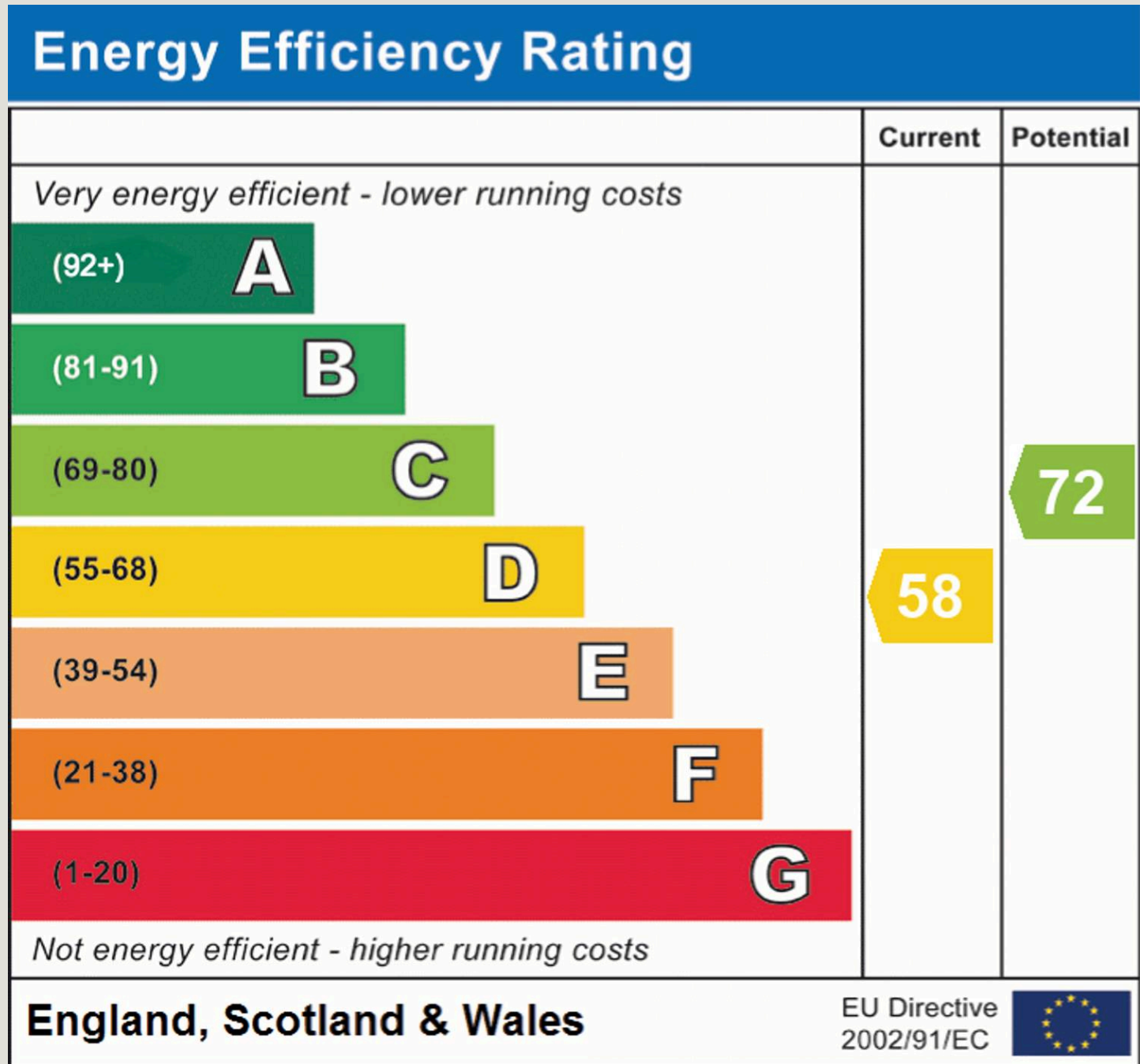
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Referrals & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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