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Holme Eden Gardens

Warwick Bridge, Carlisle, CA4 8RZ

Guide Price £260,000

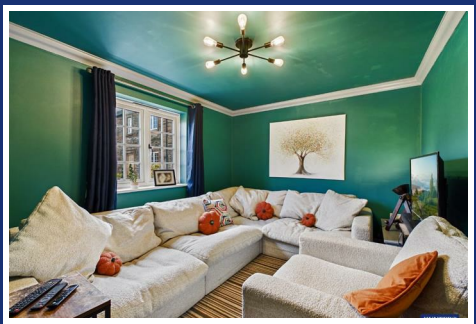
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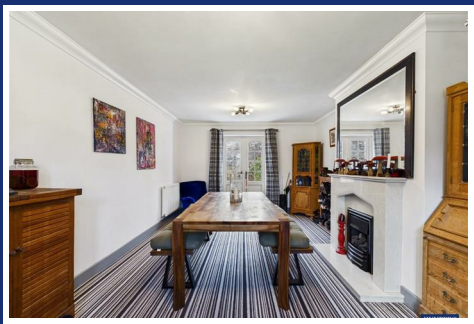
- Spacious Detached Family Home
- Generous Living Room with Fireplace and Patio Doors
- Fitted Kitchen with Separate Utility Room/WC
- Excellent Built-In Storage with Fitted Wardrobes Throughout
- One Allocated Parking Space plus Visitors Parking Available
- Peaceful and Exclusive Courtyard Setting
- Flexible Sitting Room/Formal Dining Room
- Three Double Bedrooms with Master En-Suite
- Private Walled Rear Garden and Communal Courtyard Garden
- EPC - C

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Tucked away within a peaceful and exclusive courtyard setting in the sought-after village of Warwick Bridge, this spacious three-bedroom detached family home offers an excellent blend of comfort, versatility and practicality, ideally suited to modern family living. At the heart of the home is a generous living room with an attractive fireplace and patio doors opening onto the rear garden, while a second reception room provides valuable flexibility as a formal dining room, sitting room, or home office. The fitted kitchen is well arranged for everyday living and is complemented by a separate utility room with WC. Upstairs, there are three double bedrooms and a family bathroom, with the master bedroom enjoying a large en-suite shower room. A particularly appealing feature of the property is the excellent built-in storage, with fitted wardrobes to all three bedrooms enhancing both space and functionality. Outside, the home continues to impress with a private walled rear garden, ideal for relaxing or entertaining, together with a well-kept communal courtyard garden to the front. Further benefits include one allocated parking space and additional visitor parking. Offering well-balanced accommodation in a desirable village setting, this is an attractive home that will appeal to a wide range of buyers, and early viewing is highly recommended.

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

Warwick Bridge is a charming and well-connected village set around five miles east of Carlisle, offering an appealing balance of countryside living and everyday convenience. The village has a strong community feel and benefits from a range of local amenities including a popular pub, village hall and church, with further services and shops available nearby in Corby Hill and the surrounding villages. Families are particularly well served, with a primary school within the village and secondary education available at the highly regarded William Howard School in Brampton. For commuters, Warwick Bridge is ideally placed for travel, with straightforward access to Carlisle and the wider region via the A69, and the M6 motorway and mainline rail connections within easy reach. Surrounded by attractive open countryside and close to the River Eden, the village also sits within convenient distance of popular local walks and outdoor destinations, including Talkin Tarn Country Park, making it a superb spot for those seeking a peaceful, semi-rural lifestyle without sacrificing accessibility.

GROUND FLOOR:

HALLWAY
Entrance door from the front, internal doors to the living room, sitting/dining room, kitchen and utility room/WC, radiator, and stairs to the first floor landing with an under-stairs cupboard.

LIVING ROOM
Double glazed window to the front aspect, double glazed patio doors to the rear garden, fireplace with gas fire, and two radiators.

SITTING/DINING ROOM
Double glazed window to the front aspect, and a radiator.

KITCHEN
Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric oven, gas hob, extractor unit, integrated under-counter fridge, integrated under-counter freezer, integrated dishwasher, one and a half bowl stainless steel sink with mixer tap, recessed spotlights, tiled flooring, external door to the rear garden, and a double glazed window to the rear aspect.

UTILITY ROOM/WC
Fitted worksurface, space and plumbing for a washing machine, space for a tumble drier, wall-mounted and enclosed gas boiler, WC, vanity unit with wash hand basin, radiator, extractor fan, and an obscured double glazed window.

FIRST FLOOR:

LANDING
Stairs up from the ground floor hallway, internal doors to three bedrooms and bathroom, loft-access point, radiator, over-stairs cupboard, and a double glazed window to the rear aspect.

MASTER BEDROOM & EN-SUITE
Master Bedroom:
Double glazed window to the front aspect, double glazed window to the rear aspect, fitted wardrobes, radiator, and an internal door to the en-suite.
En-Suite:
Three piece suite comprising a vanity unit with WC and wash basin, and a shower enclosure with mains shower unit. Fully-tiled walls, tiled flooring, towel radiator, recessed spotlights, extractor fan, and an obscured double glazed window.

BEDROOM TWO
Double glazed window to the rear aspect, fitted wardrobes, and a radiator.

BEDROOM THREE
Double glazed window to the front aspect, fitted wardrobes, and a radiator.

BATHROOM
Three piece suite comprising a vanity unit with WC and wash basin, and a bath with electric shower over. Fully-tiled walls, tiled flooring, towel radiator, recessed spotlights, extractor fan, and an obscured double glazed window.

EXTERNAL:
Front Garden:
To the front of the property is a lawned garden with mature trees. Additionally, to the front of the property is a large open-courtyard area with communal pathways and seating area.
Rear Garden:
To the rear of the property is an enclosed garden, benefitting a block-paved seating area, lawn, timber garden shed, external cold-water tap, external electricity socket, and an access gate to the rear parking area. Within the parking area is one allocated parking space, along with visitors spaces available.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - dummy.climate.hypnotist

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:
A service charge of approximately £600.00 per annum is payable for the upkeep of the development.

Floorplan


Utility/WC
4'9" x 6'5"
1.45 x 1.96 m
Kitchen
8'9" x 11'8"
2.69 x 3.56 m
Living Room
19'2" x 11'7"
5.86 x 3.53 m
Dining/Sitting Room
10'0" x 11'9"
3.06 x 3.60 m
Hallway
13'11" x 6'5"
4.26 x 1.96 m
Ground Floor
En-Suite
5'9" x 7'8"
1.77 x 2.34 m
Bedroom Three
8'9" x 9'7"
2.67 x 2.93 m
Landing
12'2" x 6'7"
3.73 x 2.01 m
Bedroom Two
10'1" x 9'7"
3.08 x 2.94 m
Bathroom
6'7" x 7'11"
2.02 x 2.42 m
Master Bedroom
11'1" x 10'5"
3.40 x 3.18 m
W
N
S
E
Floor 1
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HERE TO GET you THERE
Approximate total area(1)
1083 ft²
100.7 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.
GIRAFFE360











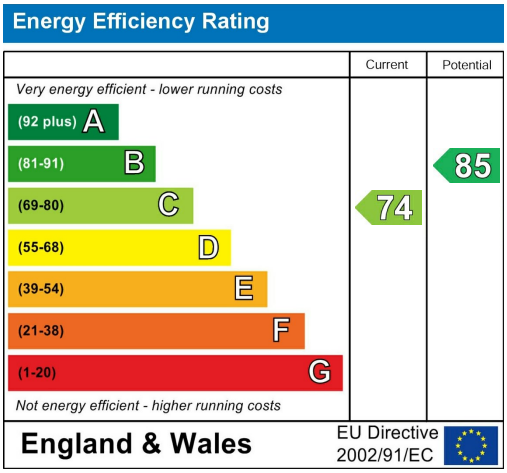


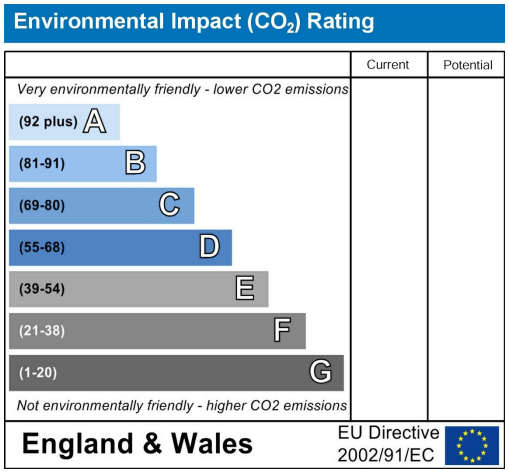







Energy Efficiency Graph

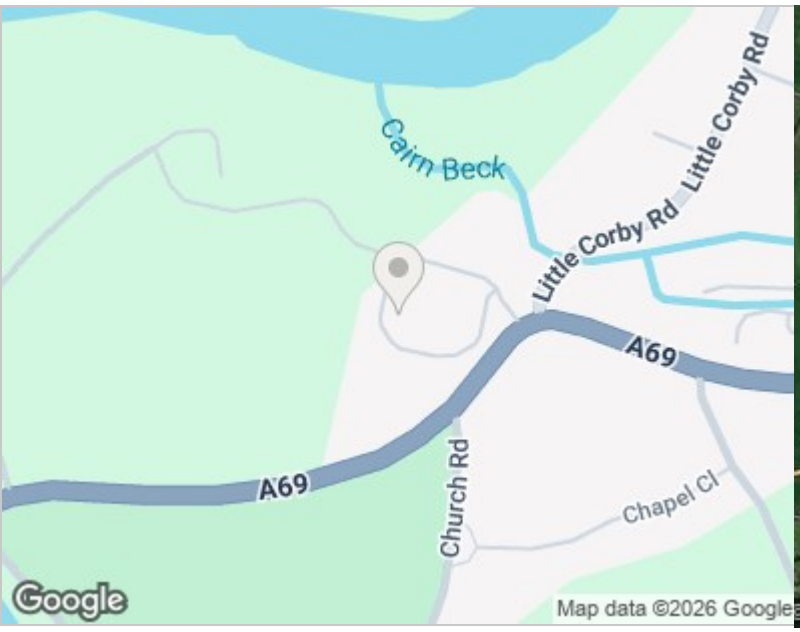




Viewing

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