



## Pillar Lane

Carlisle, CA1 2FY

Guide Price £345,000



- Impressive Four-Bedroom Detached Family Home
- Presented in Excellent Condition with High-Specification Finish
- Bright Bay-Fronted Lounge with Contemporary Décor
- Low-Maintenance Rear Garden, Ideal for Entertaining and Family Play
- Off-Street Parking for Two Vehicles Plus Integral Garage
- Located on the Highly Sought-After Meadowbrook Development
- Stylish Open-Plan Dining Kitchen with Integrated Appliances
- Four Double Bedrooms, Two with En-Suites and Fitted Wardrobes
- Large Timber Summerhouse with Power and Lighting
- EPC - B

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Presented to the market in excellent condition and finished to a high specification, this impressive four-bedroom detached family home enjoys a prime position on the modern and highly sought-after Taylor Wimpey 'Meadowbrook' development to the east of Carlisle. Designed with family living in mind, the property offers a stylish and light-filled interior with a stunning open-plan dining kitchen with integrated appliances at its heart, complemented by a bay-fronted lounge and four double bedrooms upstairs, two of which benefit from fitted wardrobes and en-suite shower rooms. Externally, the low-maintenance rear garden provides the perfect space for entertaining and family play, enhanced by a large timber summerhouse with power and lighting, offering versatile use as a home office, guest accommodation or bar. Off-street parking for two vehicles and an integral garage complete this superb home, contact Hunters today to arrange your viewing.

The accommodation, which has dual-zone gas central heating and double glazing throughout, briefly comprises a hallway, living room, kitchen dining room, utility room and WC/cloakroom to the ground floor with a landing, four bedrooms, two en-suites and family bathroom to the first floor. Externally there is off-street parking, an integral garage, enclosed rear garden and timber summerhouse. EPC - B and Council Tax Band - D.

Perfectly positioned on the eastern edge of Carlisle within the highly sought-after 'Meadowbrook' development, this location combines modern convenience with excellent connectivity. Residents benefit from easy access to nearby Rosehill, offering a great selection of shops and supermarkets, while Carlisle city centre, with its vibrant mix of bars, restaurants, and amenities, is just a five-minute drive or a leisurely twenty-minute walk away. Transport connections are superb, with Junction 43 of the M6 motorway only moments away, providing quick links north and south, while Carlisle train station offers direct services to major cities including Glasgow, Edinburgh, Newcastle, and London. Regular bus routes also serve the area via Durrant Road, ensuring simple access across the city and beyond. Families are well-catered for too, with a choice of reputable schools for all ages within close reach.

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal doors to the living room, kitchen dining room and WC/cloakroom, radiator and stairs to the first floor landing.

### LIVING ROOM

Double glazed bay window to the front aspect, and a radiator.

### KITCHEN DINING ROOM

#### Kitchen Area:

Fitted kitchen comprising a range of base, wall, drawer and tall units with matching worksurfaces and upstands above. Integrated eye-level electric double oven, five-burner gas hob, extractor unit, integrated fridge freezer, integrated dishwasher, one and a half bowl stainless steel sink with mixer tap, plinth lighting, extractor fan and a double glazed window to the rear aspect.

#### Dining Area:

Double glazed French doors to the rear garden, radiator, and an internal door to the utility room.

### UTILITY ROOM

Fitted base and tall units with matching worksurfaces and upstands above. Space and plumbing for a washing machine, space for a tumble drier, one bowl stainless steel sink with mixer tap, radiator, extractor fan and an external door to the rear garden.

### WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash hand basin. Tiled splashbacks, radiator and an extractor fan.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to four bedrooms and family bathroom, radiator, loft-access point and a built-in cupboard housing the water tank.

### MASTER BEDROOM & EN-SUITE

#### Master Bedroom:

Two double glazed windows to the front aspect, radiator, fitted wardrobes with mirrored sliding doors, and an internal door to the en-suite.

#### En-Suite:

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

### BEDROOM TWO & EN-SUITE

#### Bedroom Two:

Two double glazed windows to the front aspect, radiator, fitted wardrobe with mirrored sliding doors, and an internal door to the en-suite.

#### En-Suite:

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

### BEDROOM THREE

Double glazed window to the rear aspect, and a radiator.

### BEDROOM FOUR

Double glazed window to the rear aspect, and a radiator.

### BATHROOM

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

### EXTERNAL:

#### Front Garden & Driveway:

To the front of the property is a low-maintenance garden with raised sleeper planter, along with a tarmac driveway allowing off-street parking for two vehicles. Access from the driveway into the integral garage, along with an access gate to the rear garden.

#### Rear Garden:

To the rear of the property is an enclosed garden which includes a large paved seating area and artificial lawn. Within the rear garden is a large timber summerhouse, along with an external cold water tap and external lighting.

### GARAGE

Manual up and over garage door, wall-mounted gas boiler, power and lighting.

### SUMMERHOUSE

Power and lighting internally.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - given.names.spout

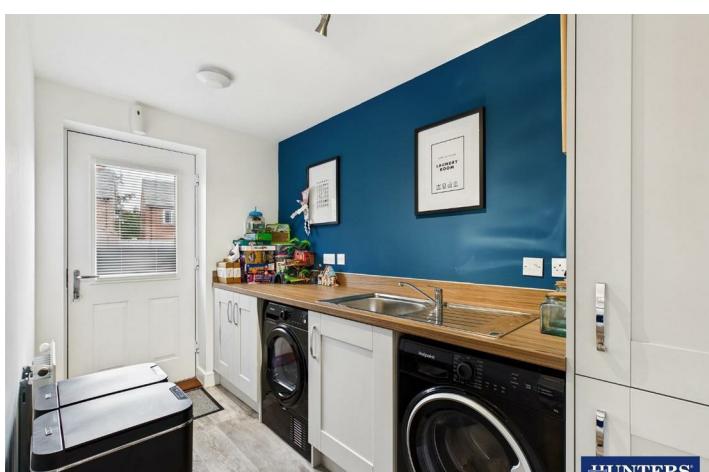
### AML DISCLOSURE:

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

We have been advised there is an annual service charge for the upkeep of the development - costs to be confirmed.

## Floorplan





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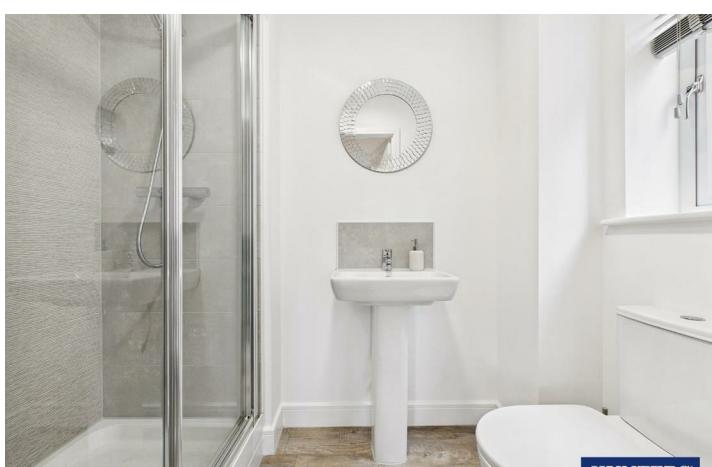
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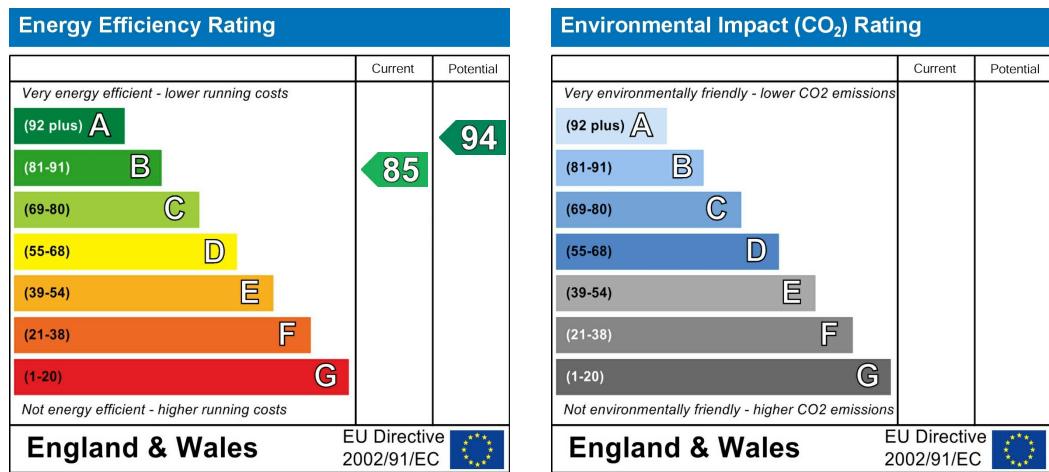
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### Energy Efficiency Graph

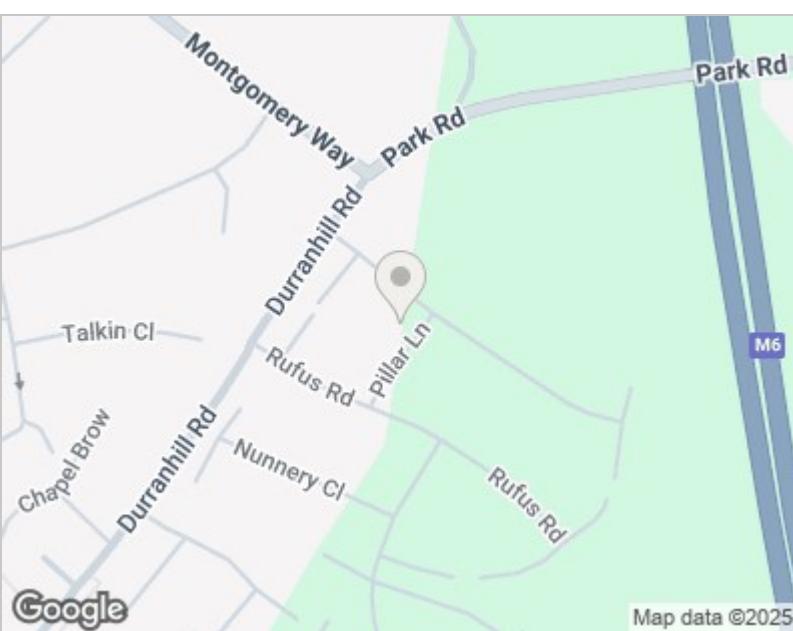


### Viewing

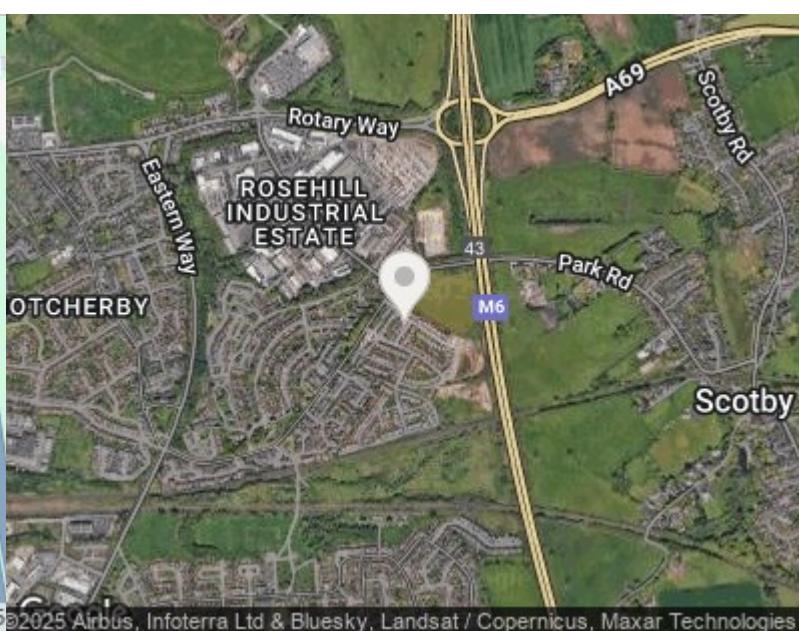
Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01228 584249

Road Map



Hybrid Map



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HERE TO GET *you* THERE

Tel: 01228 584249



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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