HUNTERS®

HERE TO GET *you* THERE



Bramble Way

Carlisle, CA2 6ET

Guide Price £400,000

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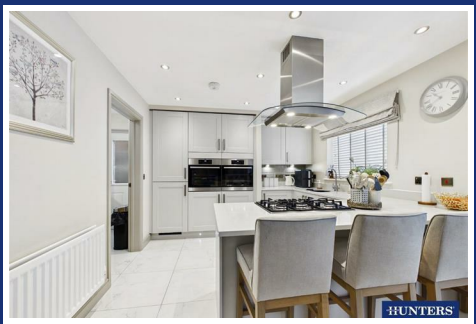
- Beautifully Presented Detached Home in Turn Key Condition
- Contemporary Fitted Kitchen with Both Dining and Living Space
- Separate Utility Room
- Spacious Front-Aspect Living Room
- Four Well-Proportioned Bedrooms
- Family Bathroom and Two Additional En-Suite Shower Rooms
- Convenient WC on Ground Floor
- Generous Rear Garden with Potential to Personalise
- Driveway and Garage Providing Ample Off Road Parking
- EPC - B

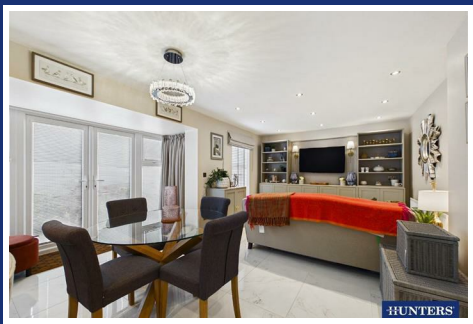
Tel: 01228 584249

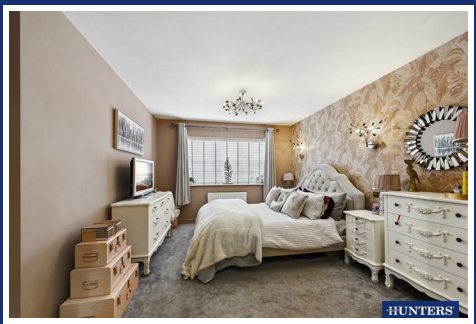
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Occupying a generous plot within a sought-after residential development, this executive Story Homes detached family home is brought to the market in turn key condition. The bright entrance hallway provides a great first impression to this beautifully-presented home, setting the tone for the spacious, stylish accommodation throughout. To the rear of the ground floor, you will find the true heart of this home - the stunning dining kitchen, featuring a range of fitted units, high-specification integrated appliances and peninsula providing a place to casually dine. With ample space for both living and dining, the versatile dining kitchen is equally suited to both everyday relaxation and entertaining, with particular highlights being the feature media wall and patio doors providing direct access to the rear garden. A separate adjoining utility room provides a practical space for modern everyday living. The ground floor is complete with an immaculate front-aspect living room, as well as a convenient WC. This home is just as impressive on the first floor, with the focal point being the spacious and stylish master bedroom, complete with modern wardrobes and further complemented by a three-piece en-suite shower room. Three additional well-proportioned bedrooms provide more than enough space to accommodate the whole family. A contemporary three-piece family bathroom and additional three-piece en-suite further enhance the first floor. Externally, a block-paved driveway and garage provide ample off road parking. There are grassed lawns to the front of the property on both sides, with a generous plot to the rear, with potential to personalise. If you are looking for an exceptional family home that combines space and style, in a convenient location, contact Hunters to arrange your private viewing today to truly appreciate all that this home has to offer.

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

Situated to the west of Carlisle city centre, the property occupies a convenient location offering easy access to a wide range of local amenities and excellent transport connections. A variety of shops, supermarkets, and everyday facilities are just a short drive away, while Carlisle city centre and the Cumberland Infirmary can be reached quickly by car or via the area’s frequent and reliable bus services. Regular routes operate close by, providing excellent connections across the city and to surrounding areas, making this an ideal location for commuters and those seeking ease of travel. The Western City Bypass is also readily accessible, offering further links to the wider road network. The area is well served by a range of reputable schools for all age groups, adding to its appeal for families.

GROUND FLOOR:

ENTRANCE HALL
Entrance door from the front, internal doors to living room, WC, dining kitchen and garage, built in understairs storage cupboard, stairs up to first floor, and a radiator.

LIVING ROOM
Two double glazed windows to the front aspect, and a radiator.

DINING KITCHEN
Modern fitted kitchen featuring a range of wall, base, drawer units and peninsula, with matching Silestone worksurfaces and upstands above. Integrated AEG gas hob with extractor unit above, two AEG eye-level electric ovens, Zanussi fridge-freezer, AEG dishwasher and wine cooler. One and half bowl sink with built in drainer and mixer tap, under plinth lights and recessed spotlights. Internal doors into entrance hallway and utility room, with external double patio doors to rear garden. Six double glazed windows to rear aspect, and two radiators. The living/dining area benefits from a feature media wall comprising a range of storage cupboards, shelving and space for TV.

UTILITY ROOM
Fitted wall and base units, matching Silestone worktops above, sink with built in drainer, tap, space for appliances such as washing machine, internal door to kitchen diner and external door to rear side pathway, and a radiator.

WC
Two-piece suite comprising a WC and pedestal wash hand basin, part tiled walls, and a radiator.

FIRST FLOOR:
Stairs leading up from ground floor, internal doors to four bedrooms and family bathroom, built in storage cupboard. Access to loft hatch, and a radiator.

MASTER BEDROOM
Two double glazed windows to front aspect, internal doors to landing and en-suite shower room, wardrobes, and a radiator.

MASTER EN-SUITE SHOWER ROOM
Three-piece shower room comprising a WC, pedestal basin, enclosed shower with overhead rainfall unit, part tiled walls, towel radiator, and an obscured double glazed window to front aspect.

BEDROOM TWO
Double glazed window to rear aspect, wardrobes, internal doors to landing and en-suite shower room, and a radiator.

EN-SUITE SHOWER ROOM
Three-piece shower room comprising a WC, pedestal basin, enclosed shower with overhead rainfall unit, part tiled walls, towel radiator, and an obscured double glazed window to rear aspect.

BEDROOM THREE
Double glazed window to rear aspect, wardrobes, and a radiator.

BEDROOM FOUR
Two double glazed windows to front aspect, and a radiator.

FAMILY BATHROOM
Four piece suite comprising WC, pedestal basin, bath, enclosed shower with overhead rainfall unit, fully tiled walls, an obscured double glazed window to side aspect, and a towel radiator.

EXTERNAL:
Ample off road parking to the front of the property, with a block-paved driveway and access to the single garage from the front. Grassed lawns and planted borders to each side of the driveway.
To the rear, there is a paved patio with a generous plot providing a great opportunity to personalise to suit individual needs. The rear benefits from an enclosed fenced boundary, as well as an external tap and power socket.
Gated side access via paved pathway to one side of the property, with paved pathway leading to external utility door on the other side.

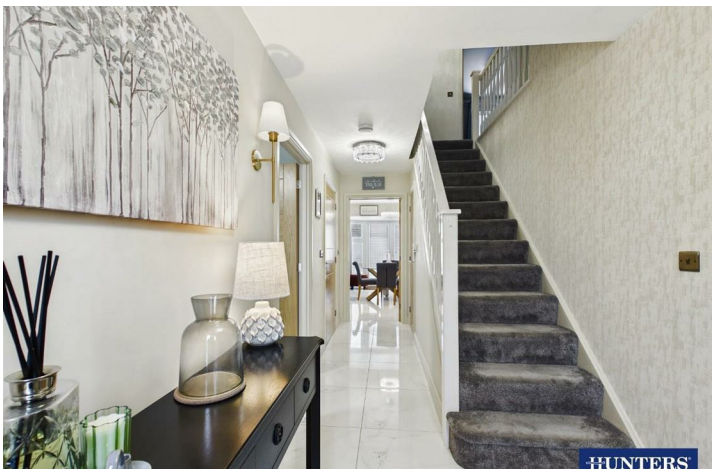
WHAT3WORDS:
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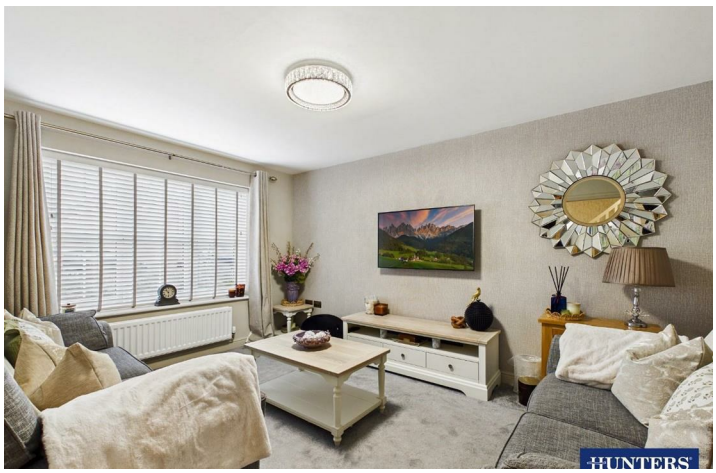
AML DISCLOSURE:
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and 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.

AGENT'S NOTE:
A service charge of £55 per annum is payable for maintenance of the Communal areas.

Floorplan


HUNTERS
HERE TO GET you THERE
Dining Kitchen
10'8" x 27'11"
3.26 x 8.53 m
Utility Room
5'4" x 7'5"
1.64 x 2.28 m
WC
5'4" x 3'2"
1.63 x 0.98 m
Living Room
14'3" x 11'0"
4.34 x 3.36 m
Entrance Hallway
17'0" x 6'5"
5.18 x 1.97 m
Garage
19'4" x 9'8"
5.9 x 2.95 m
Ground Floor
Bathroom
9'1" x 3'9"
2.79 x 1.15 m
Bedroom Two
12'7" x 11'0"
3.85 x 3.38 m
Bedroom Three
9'2" x 12'5"
2.80 x 3.81 m
Landing
8'3" x 10'4"
2.53 x 3.15 m
Bathroom
10'11" x 5'9"
3.33 x 1.78 m
Bedroom One
18'4" x 10'10"
5.60 x 3.32 m
Bedroom Four
10'4" x 9'8"
3.17 x 2.97 m
Bathroom
7'2" x 7'0"
2.19 x 2.13 m
N
E
W
S
Approximate total area(1)
1636 ft²
152.1 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



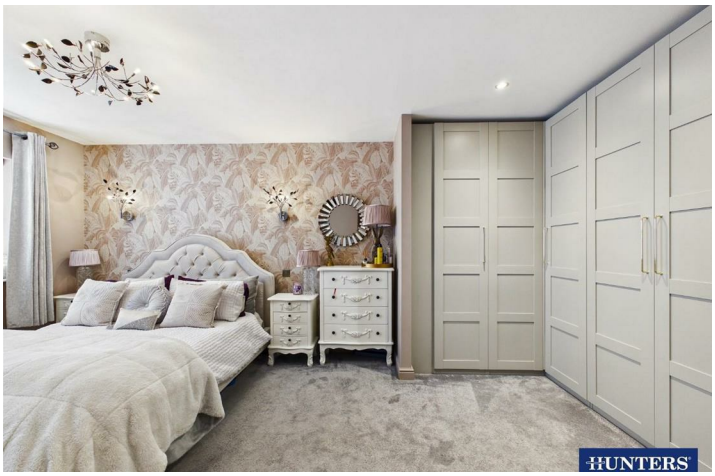


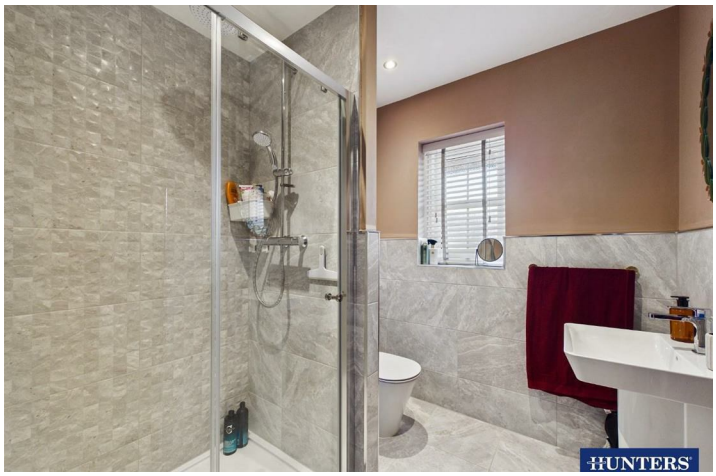














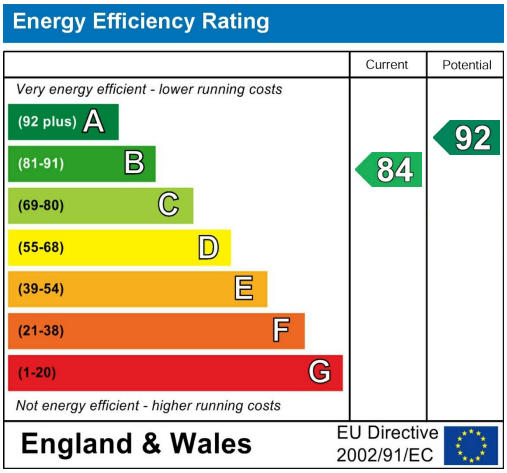


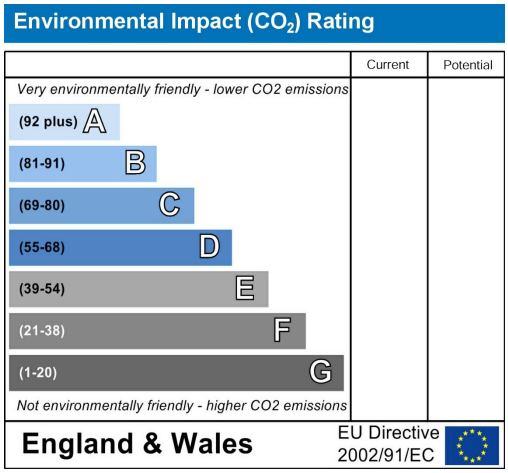






Energy Efficiency Graph





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