



RESIDENCE

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Viewing by appointment with Residence Hamilton

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4 Bedrooms | 2 Public Rooms | 5 Bathrooms

Situated at the end of an exceptionally sought-after and rarely available cul-de-sac in Carlisle, this substantial, individually designed 1960s family home enjoys a private setting amidst generous mature gardens, complemented by an impressive indoor leisure suite with swimming pool.

Accessed via secure electric gates, a substantial private driveway extends around to the rear courtyard, providing ample parking and access to the detached double garage with self-contained annex accommodation above.

Designed to maximise natural light, the spacious accommodation begins with an entrance vestibule leading to an impressive reception hall with bespoke staircase. To the rear, the generous lounge and dining room enjoys views over the gardens and features two sets of French doors opening onto the patio. The contemporary kitchen is well equipped with a range of integrated appliances, separate utility room, and a versatile ground-floor bedroom, ideal as a guest suite, home office or study.

A particular highlight of the home is the impressive indoor leisure suite, comprising a swimming pool, bar area, gym and two shower rooms. French doors open directly onto the rear terrace, creating an excellent space for both entertaining and family enjoyment.

The upper floors provide three further generously proportioned bedrooms, each with their own modern en-suite shower room. The principal bedroom also benefits from a dressing room and wraparound balcony, enjoying views over the gardens towards the Clyde Valley. A stylish family bathroom, complete with a freestanding bath and separate walk-in shower, completes the accommodation.

The gardens are an exceptional feature of the property, offering generous, private outdoor space enclosed by mature hedging, walls and fencing. Beautifully maintained, the gardens feature expansive lawns, decked and patio seating areas, well-stocked borders and several useful outbuildings, including a pool pump room, gardener's WC and greenhouse.



5252.79 sq ft | EER = C



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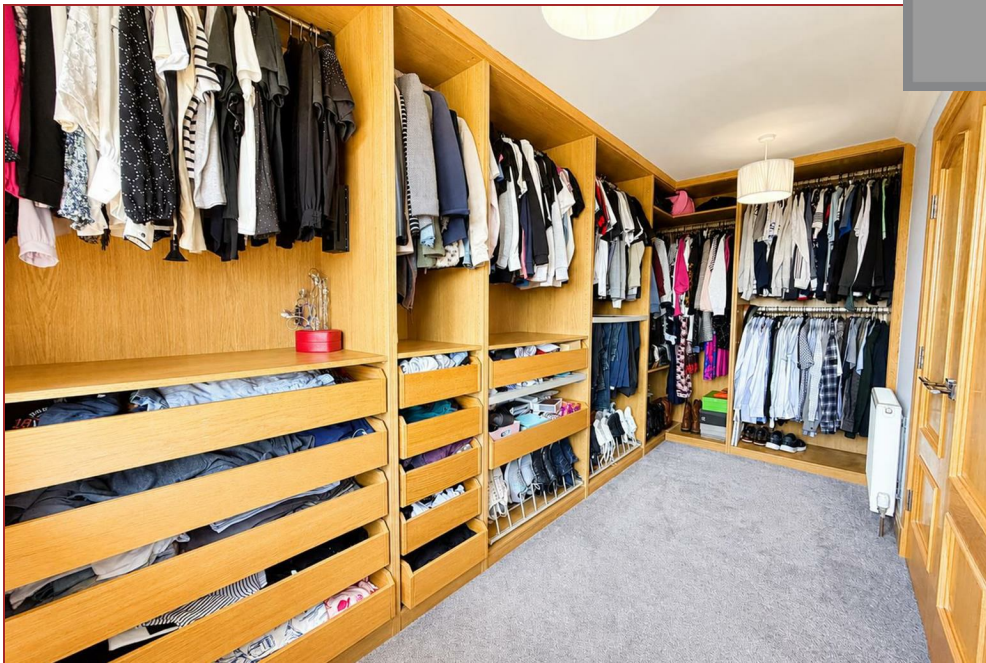


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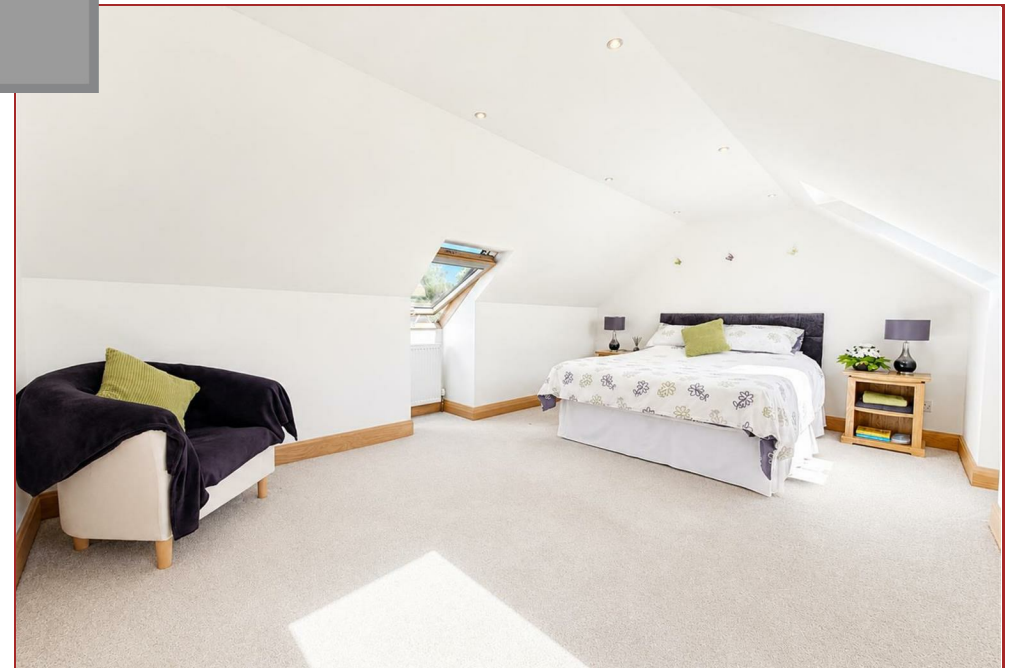
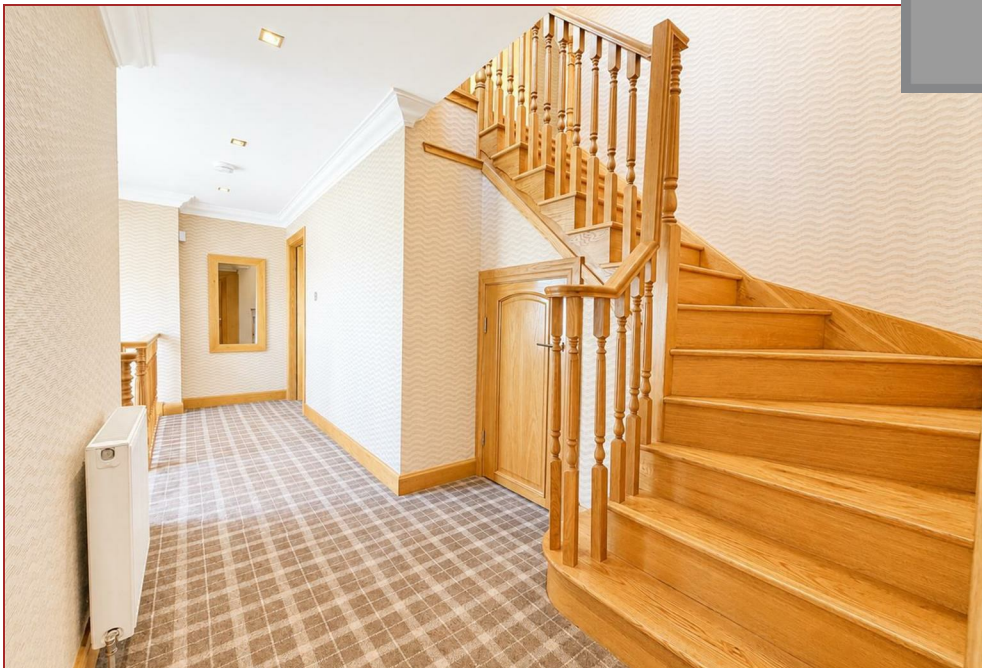


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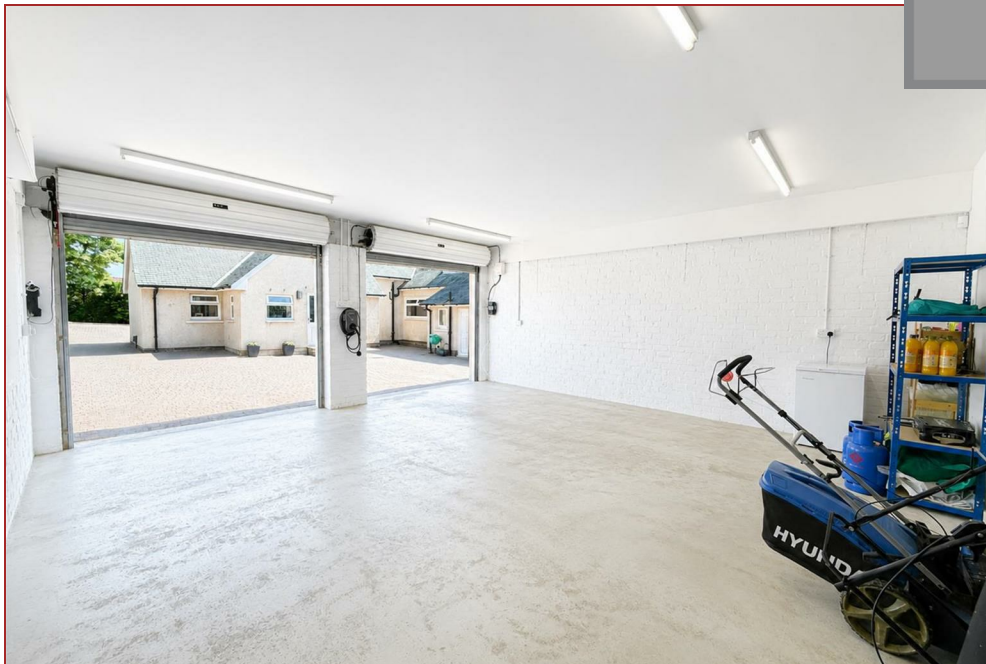


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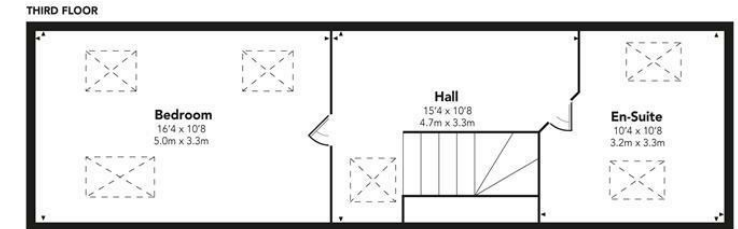
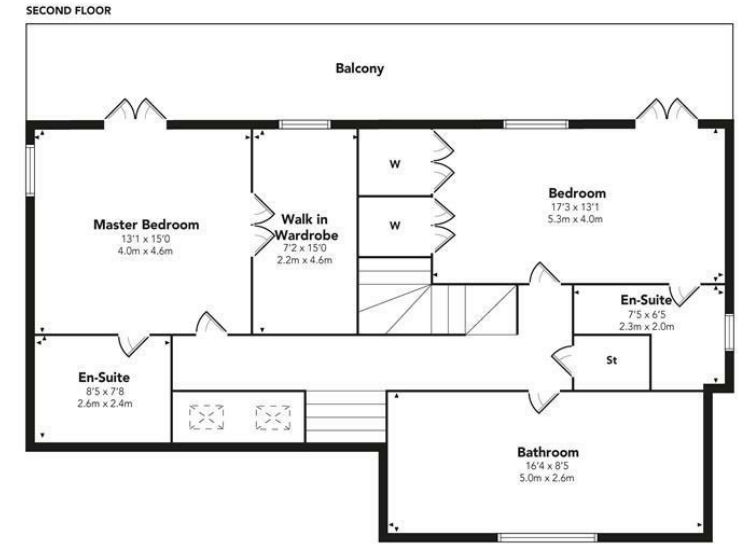
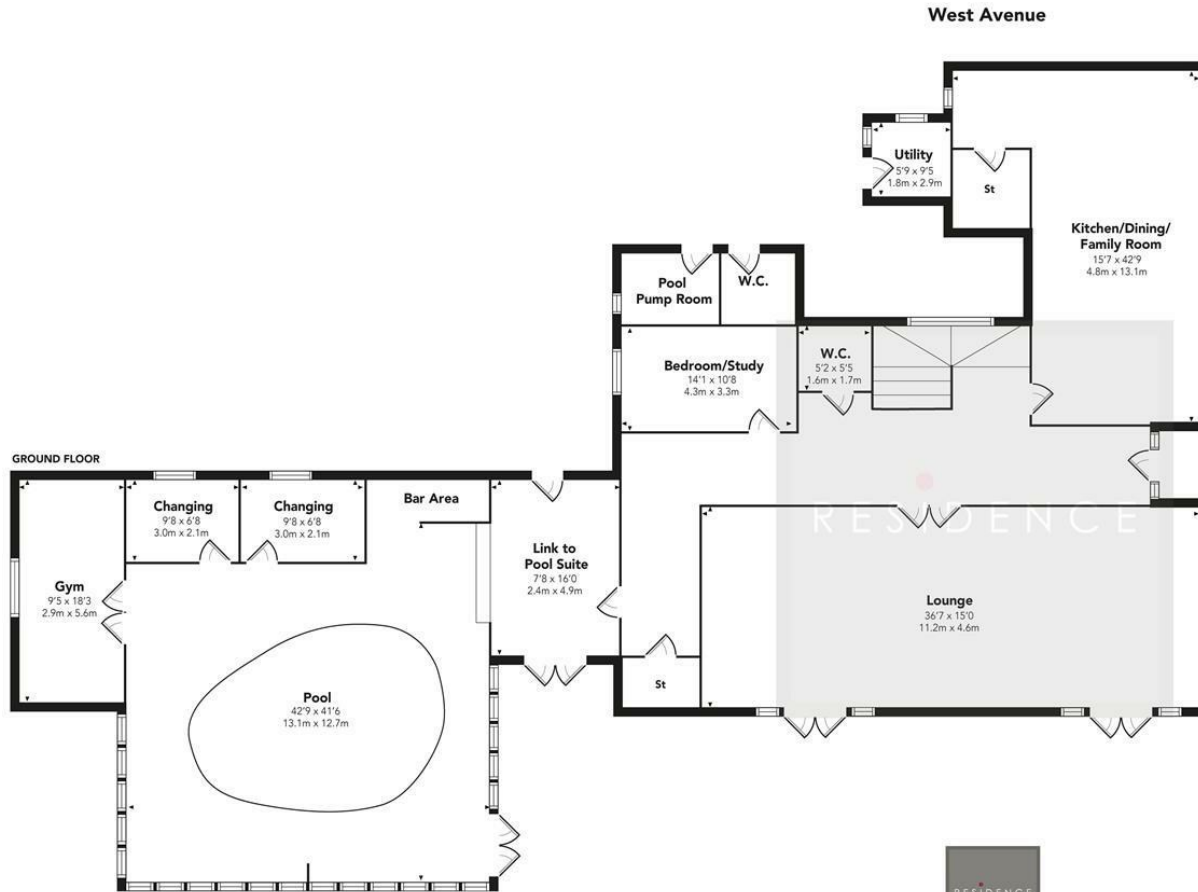
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 While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation
 as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful,
 independent investigation of the property to determine to your satisfaction as to the suitability
 of the property for your space requirements.
 Produced by Plush Plans Ltd

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