



## 9 Holme Meadow, Cumwhinton, Carlisle, CA4 8DR

**Offers in the region of  
£525,000**

Vicinity Homes are delighted to offer to the market this immaculately presented and deceptively spacious, four double bedroom detached family home situated within the sought after village of Cumwhinton. The property is on a good sized plot in a cul-de-sac which has a small amount of executive detached houses. The village boasts a popular Primary School, Public House, Village Hall, Cafe and has excellent access into Carlisle, The A69, M6 and surrounding villages. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, study, lounge open to the conservatory, breakfast kitchen with island unit and a dining room. To the first floor there are four double bedrooms, modern en suite shower room and a four piece family bathroom. The property also benefits from double glazing, Hive central heating, EV charger, ample block paved on site parking for approximately four vehicles, integral double garage with electric door & utility area, garden to front and a landscaped rear garden with Porcelain tiled patio areas and artificial "Namgrass" lawn. Viewing is absolutely essential to fully appreciate the accommodation on offer. The property is offered to the market with no onward chain.



### Directions

Heading into Cumwhinton from Carlisle on Cumwhinton Road. Turn left at the Pub and turn right onto Holme Meadow. The property is situated at the bottom of the cul-de-sac on the right hand side.

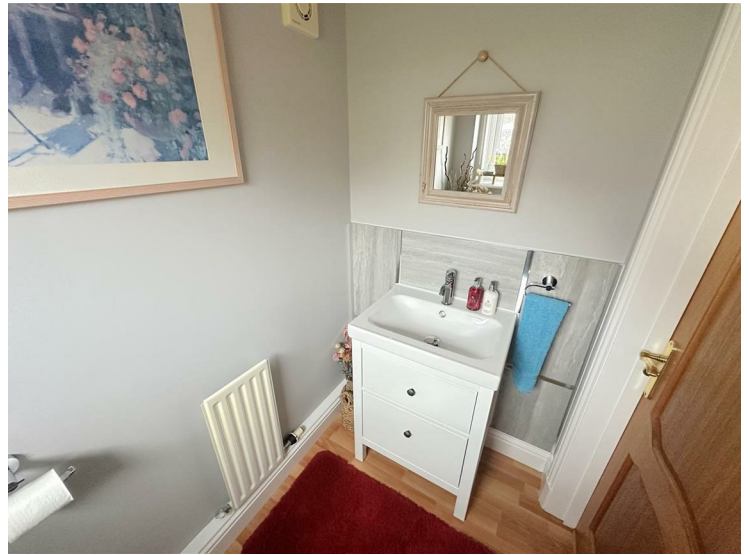
### Entrance Hallway 14'2" x 11'8" (4.320m x 3.579m)



Approached by a door to front, incorporating a double glazed window to front, radiator, engineered wood floor, coving to the ceiling, inset ceiling lights, under stairs storage cupboard and stairs to the first floor.



### Cloakroom/WC 6'4" x 4'0" (1.941m x 1.232m)



Incorporating a wash hand basin set to vanity unit, WC, double glazed obscured window to front, radiator, laminate floor and extractor fan.



### Study 7'4" x 6'3" (2.259m x 1.912m)

Incorporating a double glazed window to side, radiator, laminate floor and fitted wardrobes.

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Lounge 16'4" x 12'8" (4.983m x 3.863m)



Incorporating a feature fireplace, engineered wood floor, radiator and coving to the ceiling. Open to the conservatory.

Conservatory 10'7" x 10'4" (3.242m x 3.172m)



Incorporating double glazed french doors to side, tiled floor and under floor heating.



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**Breakfast Kitchen 14'1" x 11'9" (4.293m x 3.593m)**



Incorporating a range of fitted wall and base units with complementary work surface over, island unit with breakfast bar, integrated oven, integrated combi microwave and an integrated induction hob with cooker hood over. Integrated fridge, integrated dishwasher, splash backs and 1.5 sink unit with mixer tap. Double glazed window to rear, radiator, inset ceiling lights, LVT flooring, door to the integral garage and french doors opening into the dining room.

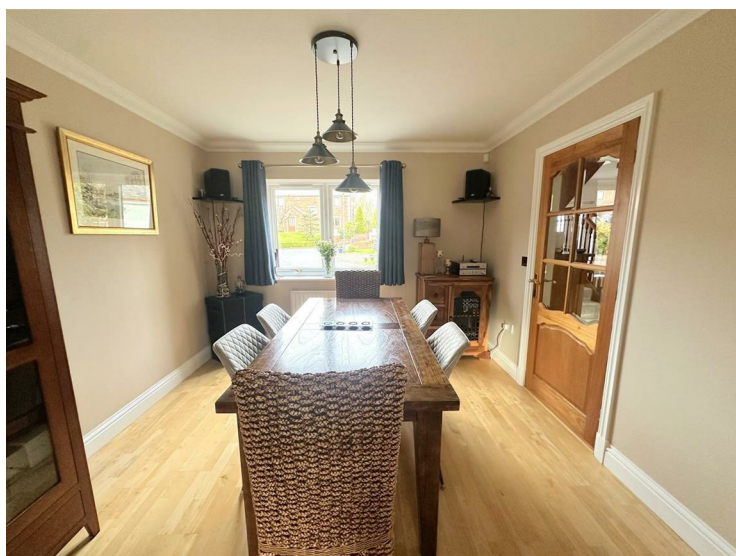




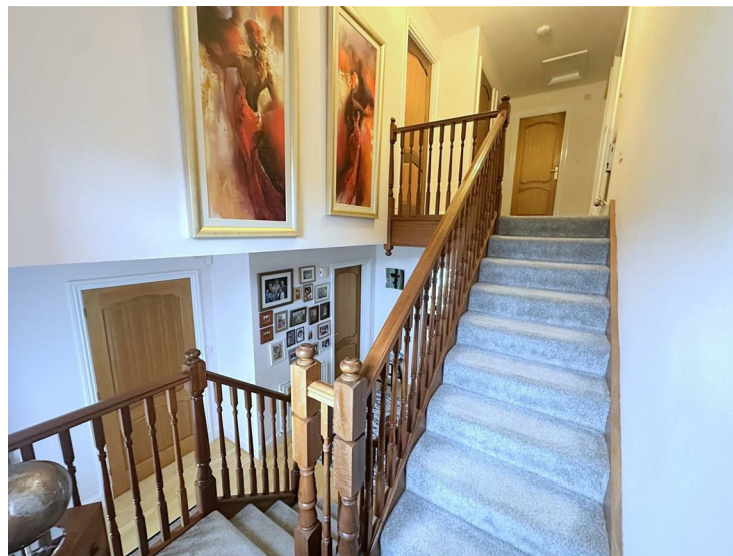
### Dining Room 11'8" x 10'6" (3.562m x 3.207m)



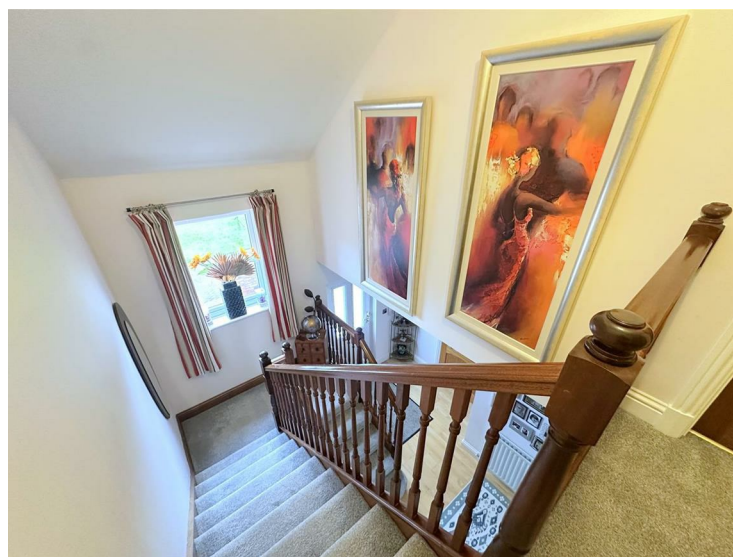
Incorporating a double glazed window to front, radiator, engineered wood floor and coving to the ceiling.



### First Floor Landing



Incorporating a radiator, airing cupboard and loft access.



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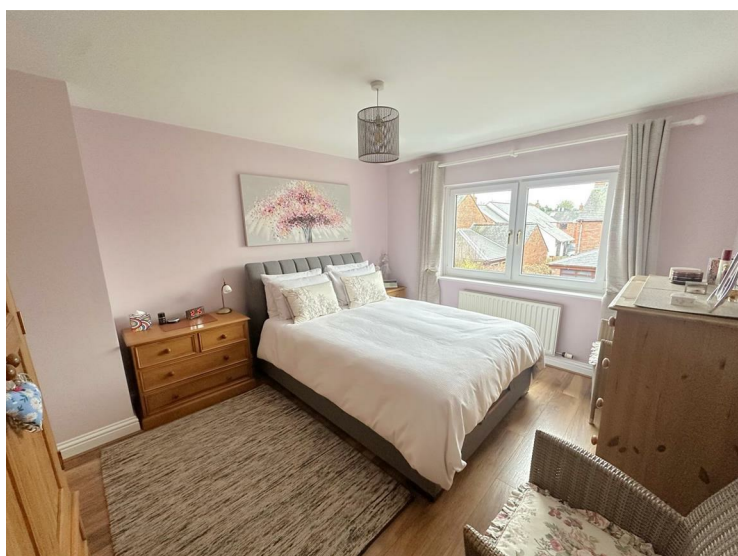
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**Bedroom One 13'3" x 11'0" (4.054m x 3.373m)**

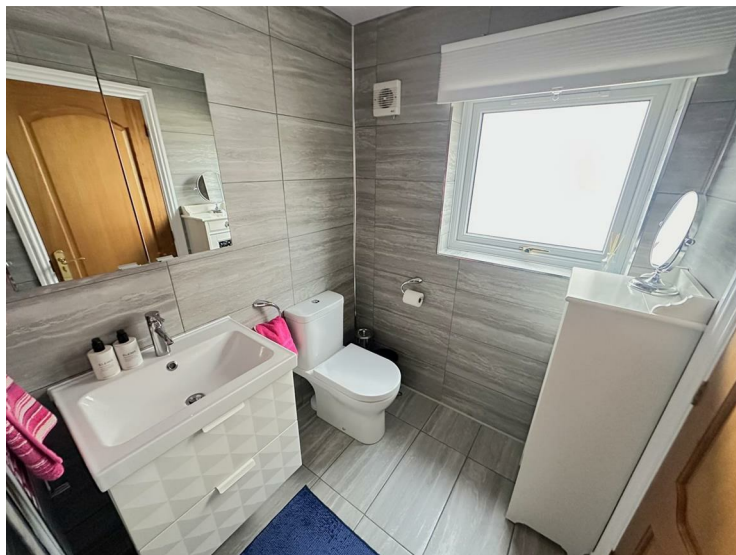


A double bedroom incorporating a double glazed tilt & turn window to rear, radiator and laminate floor.





**En Suite Shower Room 8'4" max x 5'4" (2.563m max x 1.643m)**



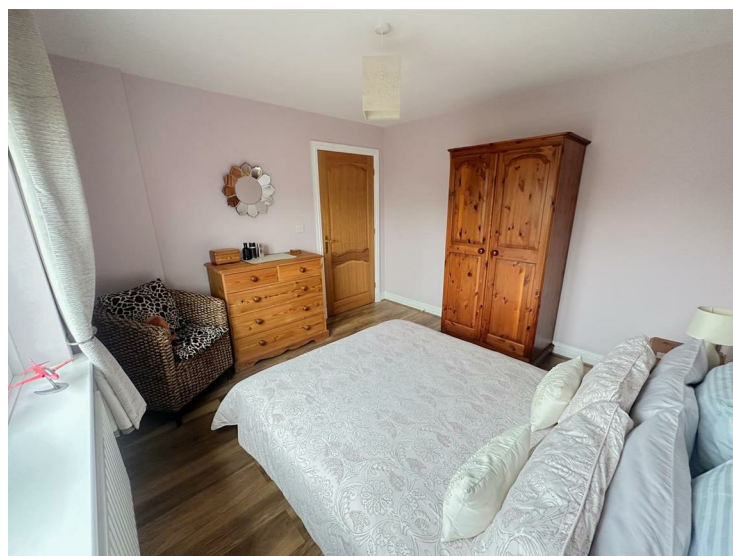
Incorporating a modern three piece suite comprising of a shower cubicle with waterfall shower & shower attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to side, heated towel rail, tiled floor, tiling to all walls, extractor fan, panelled ceiling and inset ceiling lights.



**Bedroom Two 10'9" x 10'5" (3.280m x 3.182m)**



A double bedroom incorporating a double glazed window to front, radiator and laminate floor.



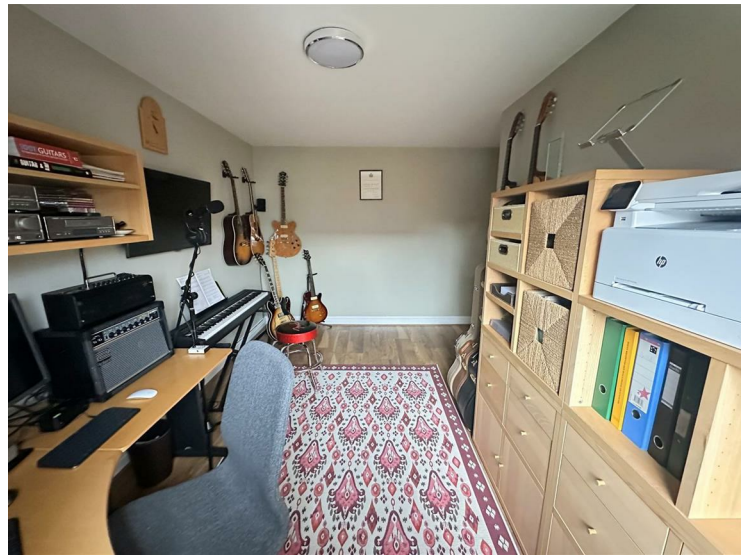
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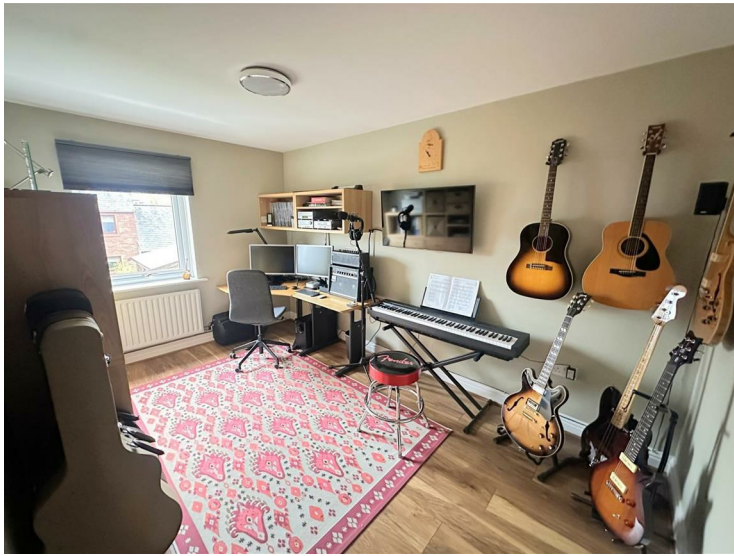
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**Bedroom Three 13'3" x 8'5" min (4.046m x 2.568m min)**



A double bedroom incorporating a double glazed window to rear, radiator and laminate floor.



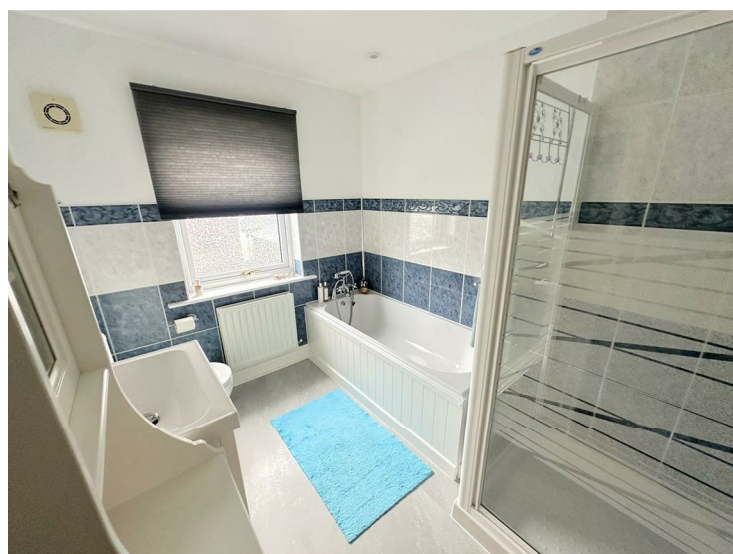
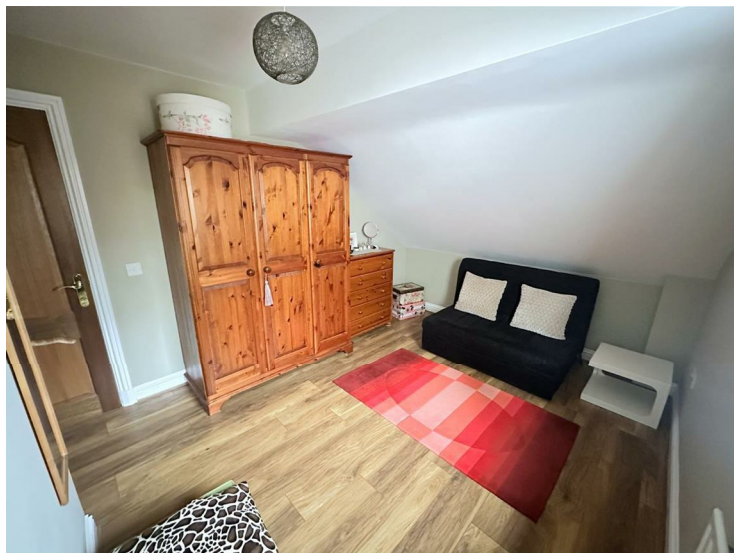
**Bedroom Four 11'7" x 9'7" (3.539m x 2.922m)**



A double bedroom incorporating a double glazed window to side, radiator and laminate floor.



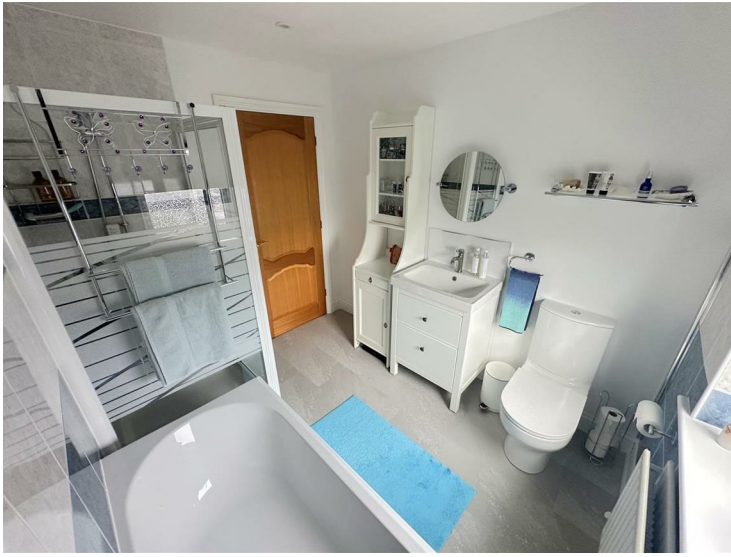
**Bathroom 8'10" x 7'1" (2.698m x 2.179m)**



Incorporating a four piece suite comprising of a bath with mixer tap & shower attachment, shower cubicle, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, radiator, vinyl tile flooring, tiled splash areas, extractor fan and inset ceiling lights.



## Outside



The property is approached by ample block paved parking for several vehicles leading to the integral double garage. There is also shillied areas, flower & shrub beds, outside tap, EV charger and a Porcelain tiled path to the side with gated access to the rear garden. To the rear of the property there is a landscaped garden with Porcelain tiled pathways & seating areas, professionally laid artificial "Namgrass" lawn, outside tap, raised flower & shrub beds and gated pedestrian access to the rear providing short cut to village amenities.



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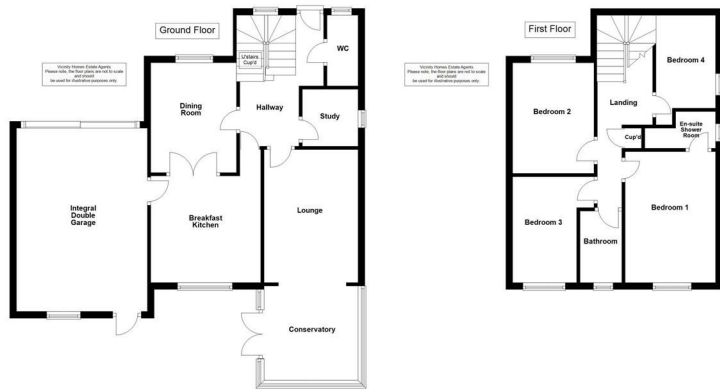
**Integral Double Garage 22'6" x 17'9" (6.865m x 5.424m)**



Incorporating an electric double up and over door, double glazed window to rear, door to rear, power, lighting and a utility area with fitted wall and base units with work surface over, plumbing for a washing machine, space for a tumble dryer and sink unit with mixer tap.



## Floor Plan



Please note, the floor plan is not to scale and should be used for illustrative purposes only.

## Tenure

The property is Freehold.

## Council Tax

The property is in Council Tax Band E.

## EPC Band

The EPC has been ordered. More information to follow.

## Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: sales@vicinityhomes.co.uk.

## Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates. It is your decision whether you choose to deal with Fisher Financial Associates. In making that decision, you should know that we will receive commission from the company worth approximately £50 depending on any business written.

Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.

## Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

## Mailing List

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## Free, No Obligation Valuation

We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk to arrange an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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