



## Barley Edge

Carlisle, CA1 2PG

Guide Price £375,000

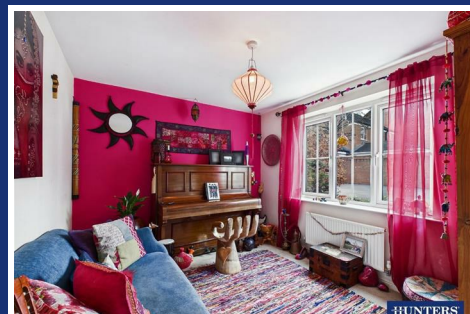


- Executive Detached Family Home offering a Wealth of Internal Accommodation
- Well Maintained, Improved & Tastefully Decorated Throughout
- Five/Six Double Bedrooms arranged over Two Floors. Master with En-Suite Shower Room
- Second Floor Shower Room plus Ground Floor WC/Cloakroom
- Large Driveway with Detached Double Garage
- Popular Barley Edge Development to the East of Carlisle
- Two Versatile Reception Rooms plus a Modern Dining Kitchen with Adjoining Utility Room
- Thoughtfully Upgraded Family Bathroom with Roll-Top Bathtub
- Established & Private Gardens to the Front & Rear
- EPC - C

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Situated within the ever-popular Barley Edge development to the east of Carlisle, this detached family home offers extensive and nicely presented accommodation, together with five double bedrooms, private established gardens, a large driveway and a detached double garage. Perfectly suited to modern family living, the property has been well maintained, thoughtfully improved and tastefully decorated throughout, while internally providing a superb level of versatility with two reception rooms and a stylish modern dining kitchen with adjoining utility room. The spacious layout extends over three floors and includes five/six double bedrooms, with the master bedroom benefitting from an en-suite shower room, while a thoughtfully upgraded family bathroom with roll-top bathtub is complemented by an additional shower room and ground floor WC/cloakroom. To the second floor, the fifth bedroom along with the dressing room/bedroom six and shower room could be utilised as a private second-floor bedroom suite. Outside, the front and rear gardens provide a private and established setting, ideal for both family enjoyment and entertaining. Combining space, flexibility and a sought-after location, this is a substantial family home that must be viewed to be fully appreciated.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - D.

Perfectly positioned on the eastern edge of Carlisle within the highly sought-after 'Barley Edge' 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 Durranhill 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.

Tel: 01228 584249

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal doors to the two reception rooms, dining kitchen and WC/cloakroom, stairs to the first floor landing, radiator, and tiled flooring.

### RECEPTION ONE

Double glazed sliding patio door to the rear garden, and a radiator.

### RECEPTION TWO

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

### DINING KITCHEN

Kitchen Area:

Modern shaker-style fitted kitchen with breakfast bar, comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, five-burner gas hob, extractor unit, integrated HOOVER fridge freezer, integrated BOSCH dishwasher, one and a half bowl ceramic sink with mixer tap, radiator, under-counter lighting, internal door to the utility room, and a double glazed window to the rear aspect.

Dining Area:

Double glazed window to the front aspect, radiator, and tiled flooring.

### UTILITY ROOM

Fitted base and wall units with worksurface above. Space with plumbing for a washing machine, space for a tumble drier, wall-mounted gas boiler, radiator, tiled flooring, and an external door to the rear garden.

### WC/CLOAKROOM

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

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, stairs up to the second floor landing, internal doors to four bedrooms and family bathroom, and a built-in cupboard with water tank internally.

### MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the rear aspect, radiator, and an internal door to the en-suite shower room.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin, and a shower enclosure benefitting a mains shower unit. Part-tiled walls, radiator, extractor fan, and an obscured double glazed window.

### BEDROOM TWO

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

### BEDROOM THREE

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

### BEDROOM FOUR

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

### FAMILY BATHROOM

Three piece suite comprising a WC with high-level cistern, wash basin, and a roll-top bathtub with hand shower attachment. Part-tiled

walls, tiled flooring, radiator with towel rail, extractor fan, and an obscured double glazed window.

## SECOND FLOOR:

### LANDING

Stairs up from the first floor landing, and internal doors to bedroom five, dressing room/bedroom six and the shower room.

### BEDROOM FIVE

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

### DRESSING ROOM/BEDROOM SIX

Double glazed window to the front aspect, double glazed Velux window, radiator, and a loft-access point. The loft includes a pull-down ladder and part-boarding.

### SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin, and shower enclosure with mains shower unit. Part-tiled walls, radiator, extractor fan, and a double glazed Velux window.

### EXTERNAL:

Front Garden & Driveway:

To the front of the property is a lawned garden with mature borders, with a large tarmac driveway allowing off-road parking for four vehicles. Access from the driveway into the detached double garage, along with paved pathway to the front door.

Rear Garden:

To the rear of the property is a large enclosed garden, complete with lawn, mature borders of trees and bushes, and a gravelled seating area.

### DOUBLE GARAGE

Detached double garage with two manual up-and-over garage doors, power and lighting.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - closet.places.fixed

### AML DISCLOSURE:

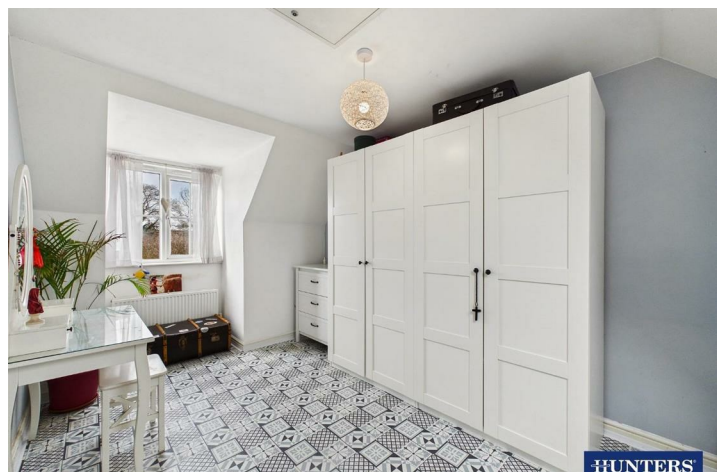
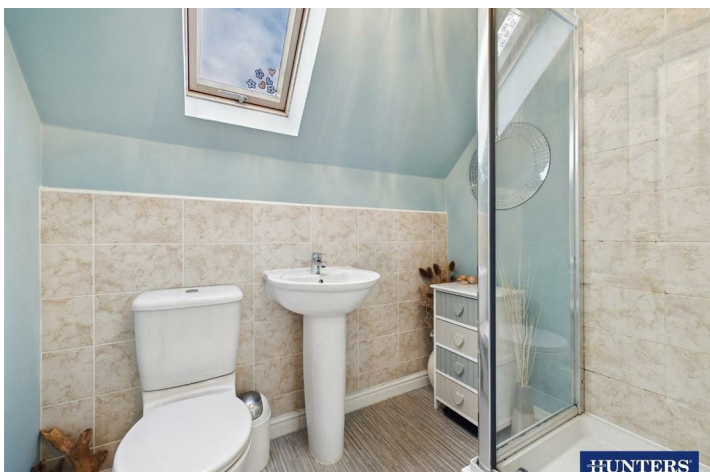
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### AGENTS NOTE:

A service charge of approximately £120.00 per annum for the upkeep of the development.

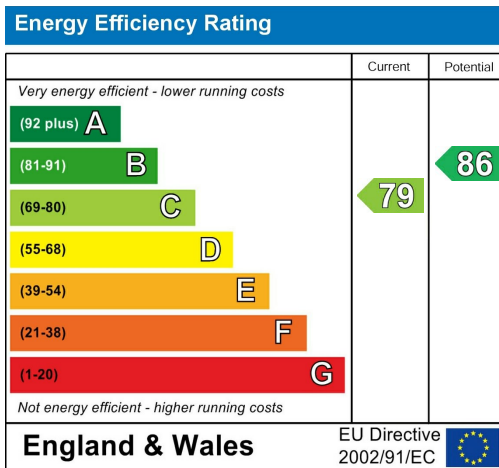
# Floorplan







## 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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