



**7 Parkland Avenue, Carlisle, CA1 3GN**

**Offers in the region of  
£385,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, four double bedroom, three reception room detached family home situated within a cul-de-sac location in the sought after Story Homes Parklands Development to the South of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary School and has good access to the City Centre, surrounding Countryside and the M6 Motorway. The spacious accommodation briefly comprises of an entrance hallway, shower room, dining room/bedroom five, lounge, study, breakfast kitchen and a conservatory. To the first floor there are four double bedrooms, two en suite shower rooms and a modern four piece bathroom. The property also benefits from double glazing, central heating, block paved on site parking leading to the integral double garage and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer.

### Directions

From Carlisle City Centre proceed South along London Road. Turn left at the traffic lights onto Cumwhinton Road. At the round about turn left onto Garlands Road and follow this road. Turn left onto Parkland Avenue and take the left into the first cul-de-sac. The property is situated on the right hand side and can be identified by our "For Sale" sign.

### Entrance Hallway



Approached by a door to front, incorporating a radiator, under stairs storage cupboard, coving to the ceiling, oak flooring and stairs to the first floor.



### Shower Room 8'7" x 2'11" (2.627m x 0.891m)



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. Tiled splash areas, tiled floor, heated towel rail, extractor fan and inset ceiling lights.

[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

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**Dining Room/Bedroom Five 13'3" x 11'2" (4.040m x 3.420m)**



Incorporating a double glazed window to front and a radiator. This room is currently being used as a bedroom.

**Lounge 17'5" x 13'2" (5.316m x 4.027m)**



Incorporating double glazed french doors to rear, radiator, coving to the ceiling and a feature fireplace with surround, inset and hearth.



**Study 8'4" x 5'11" (2.551m x 1.822m)**



Incorporating a double glazed window to rear, radiator and coving to the ceiling.



**Breakfast Kitchen 17'1" x 9'10" (5.215m x 3.006m)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated double oven and integrated hob with cooker hood over. Splash backs, 1.5 sink unit with mixer tap, integrated dishwasher, integrated fridge and integrated freezer. Double glazed window to rear, double glazed french doors to rear, radiator, oak flooring, coving to the ceiling and inset ceiling lights.



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**Conservatory 15'6" x 13'0" (4.742m x 3.972m)**



Incorporating double glazed french doors to side and laminate floor.





**First Floor Gallery Landing**



**Bedroom One 17'2" x 16'8" max (5.250m x 5.099m max)**



Incorporating a double glazed skylight to front, radiator, loft access and built in storage cupboard.



A double bedroom incorporating a double glazed window to front, radiator and laminate floor. Please note, there is some restricted head height.

**En Suite Shower Room 6'8" x 6'4" (2.044m x 1.932m)**



Incorporating a three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, tiled floor, tiled splash areas and extractor fan.



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**Bedroom Two 13'3" x 10'6" (4.047m x 3.204m)**



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



**Bedroom Four 12'5" x 9'11" (3.788m x 3.043m)**

**Bedroom Three 13'3" x 10'7" (4.044m x 3.232m)**



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



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

**En Suite Shower Room 6'9" x 6'3" (2.075m x 1.930m)**



Incorporating a three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, tiled floor, tiled splash areas, extractor fan and inset ceiling lights.

**Bathroom 8'9" x 7'1" (2.688m x 2.182m)**



Incorporating a modern four piece suite comprising of a bath with shower attachment, shower cubicle with waterfall shower & shower attachment, wash hand basin and WC. Double glazed obscured window to side, tiled floor, tiled splash areas, panelled ceiling, extractor fan and heated towel rail.



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## Outside



The property is approached by block paved on site parking leading to the integral double garage. There is also a lawn area and shilled area. To the rear of the property there is an enclosed garden with patio seating area, lawn area, flower and shrub beds and gated access to the front.



**[Integral Double Garage 17'7" x 16'11" \(5.365m x 5.173m\)](#)**  
Incorporating an electric up and over door, power, lighting and a utility area with plumbing for a washing machine and fitted wall and base units with work surface over.

## Floor Plan



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

## EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0438-6084-7288-6061-0984>

## Tenure

The property is Freehold.

## Council Tax

The property is in Council Tax Band F.

## Viewings

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

## Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates & Pollard Scott & Co. It is your decision whether you choose to deal with either company. In making that decision, you should know that we will receive commission from the companies worth approximately £50 upwards 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

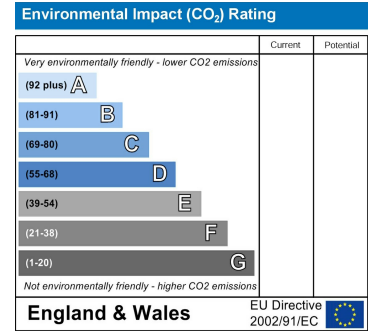
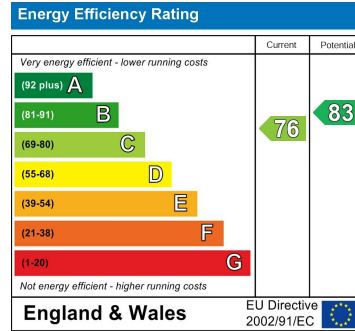
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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

## Mailing List

To register your buying information and receive updates on all our available properties, please contact Vicinity Homes on 01228 599011 or via email to [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk).

## 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](mailto:sales@vicinityhomes.co.uk) to arrange an appointment.



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