



**8 Sandalwood Drive, Carlisle, CA2 6DN**

**Offers over £380,000**

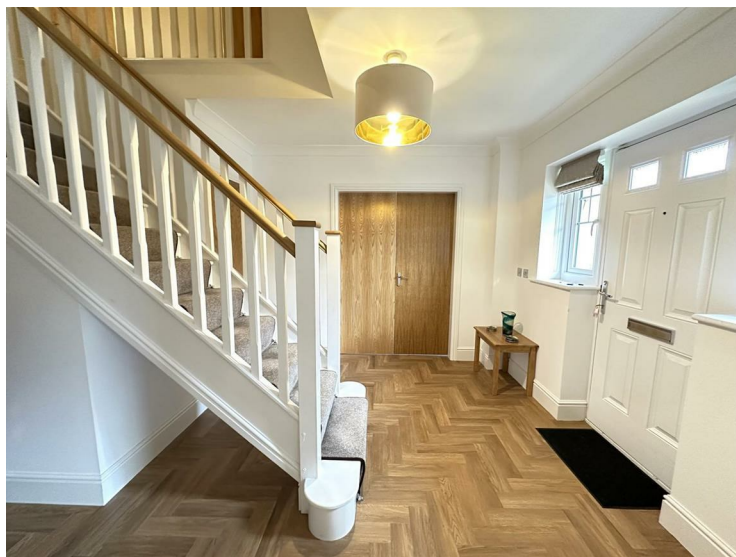
Vicinity Homes are delighted to offer to the market this immaculately presented and spacious five bedroom detached family home situated within this sought after Charles Church Amberwood Development which is located to the West of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has excellent access to the Western City Bypass providing transport links to the M6 Motorway. The "Bond" style Charles Church accommodation briefly comprises of an impressive entrance hallway, dining room, lounge with french doors to the rear, cloakroom/WC, utility room and a dining kitchen/family room with french doors to the rear garden. To the first floor there is a gallery landing, five bedrooms, master en suite shower room and a four piece family bathroom. The property also benefits from double glazing, central heating, gardens to front and rear and on site parking for two vehicles leading to the detached double garage. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!



### Directions

From Carlisle City Centre proceed West along Castle Way and turn left at the traffic lights onto Shaddongate. Continue straight ahead at the traffic lights onto Dalston Road. Follow the road to the outskirts of Carlisle. Turn right onto Fairybeck Gardens and right onto Sandalwood Drive. The property can be identified by our "For Sale" sign.

### Entrance Hallway



Approached by a door to front, incorporating LVT flooring, two double glazed windows to front, radiator, coving to the ceiling, under stairs storage cupboard and stairs to the first floor.



### Dining Room 12'9" x 8'3" (3.903m x 2.530m)



Incorporating two double glazed windows to front, radiator, LVT flooring and coving to the ceiling.

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

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**Lounge 23'2" x 12'9" (7.080m x 3.890m)**



Incorporating two double glazed windows to front, double glazed french doors to rear, two radiators, LVT Flooring and coving to the ceiling.





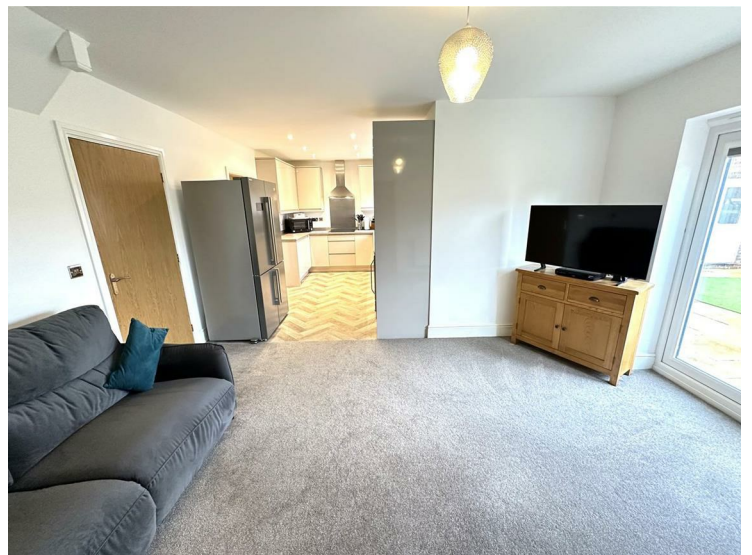
**Dining Kitchen & Family Room 23'10" x 8'7" min x 14'2" max  
(7.286m x 2.638m min x 4.339m max)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Integrated dishwasher, 1.5 sink unit with mixer tap, space for a wine cooler and space for a fridge/freezer. Inset ceiling lights, two double glazed windows to rear, double glazed french doors to rear and a radiator.







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**Utility Room 9'6" x 5'3" (2.918m x 1.623m)**



Incorporating a range of fitted wall and base units with complementary work surface over, plumbing for a washing machine and space for a tumble dryer. Sink unit with mixer tap, door to side, extractor fan and a radiator.

**Cloakroom/WC 5'4" x 2'11" (1.641m x 0.910m)**



Incorporating a wash hand basin set to vanity unit, WC, tiled splash areas, radiator, extractor fan and LVT flooring.

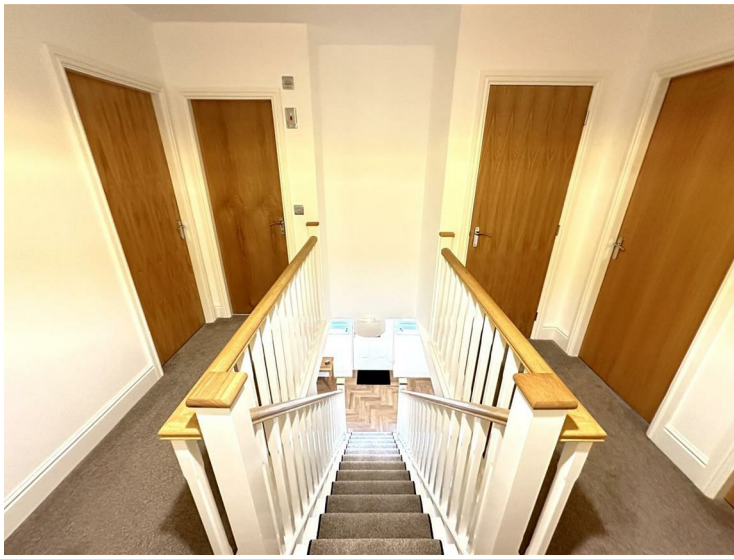
**First Floor Landing**



Incorporating a built in storage cupboard and loft access.







**Bedroom One 13'11" x 10'9" (4.245m x 3.280m)**



A double bedroom incorporating two double glazed windows to front, radiator, fitted wardrobe/storage and coving to the ceiling.





**En Suite Shower Room 8'11" x 5'6" (2.730m x 1.681m)**



Incorporating a modern three piece suite comprising of a double shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, tiling to all walls, inset ceiling lights and extractor fan.

**Bedroom Two 12'2" x 10'10" (3.717m x 3.325m)**



A double bedroom incorporating two double glazed windows to front, radiator and fitted wardrobes/storage.





**Bedroom Three 10'9" x 10'9" (3.297m x 3.285m)**



A double bedroom incorporating a double glazed window to rear, radiator and fitted wardrobes/storage.





**Bedroom Four 10'7" x 9'10" (3.241m x 3.009m)**



A double bedroom incorporating a double glazed window to rear, radiator and built in storage.



**Bedroom Five 8'11" x 7'0" (2.733m x 2.135m)**

Incorporating a double glazed window to rear, radiator and fitted wardrobes/storage.



**Bathroom 10'8" x 5'6" (3.275m x 1.688m)**



Incorporating a modern four piece suite comprising of a bath, shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to front, heated towel rail, tiling to all walls, extractor fan and inset ceiling lights.





## Outside



The property is approached by a front garden with lawn area and flower and shrub beds. To the side of the property there is on site parking for two vehicles leading to the detached double garage. To the rear of the property there is an enclosed garden with patio seating area, artificial grass, outside tap, two store areas and gated access to the driveway. There is also access into the double garage.

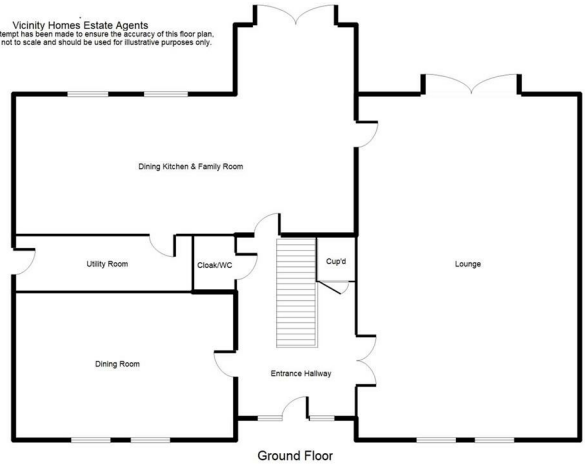






## Ground Floor Floor Plan

Vicinity Homes Estate Agents  
Whilst every attempt has been made to ensure the accuracy of this floor plan, the floor plan is not to scale and should be used for illustrative purposes only.

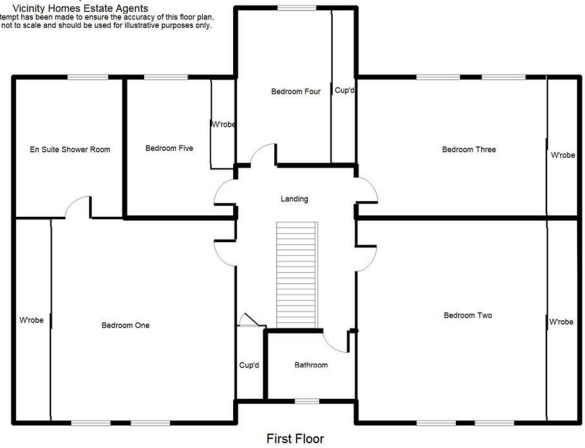


Please note, the floor plan is not to scale and should be used for illustrative purposes only.



## First Floor Floor Plan

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### Detached Double Garage 17'0" x 17'7" (5.191m x 5.366m)

Incorporating two up and over doors, power, lighting, built in storage cupboards and loft access with a pull down ladder.

### EPC Band B

<https://find-energy-certificate.service.gov.uk/energy-certificate/9310-3264-5090-2009-3351>

### Tenure

The property is Freehold.

### Council Tax

The property is in Council Tax Band F.

### Estate Agents Note

We have been informed by the vendor there is an Estate Service Charge which is approximately £139.00 per annum.

### 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).

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## 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

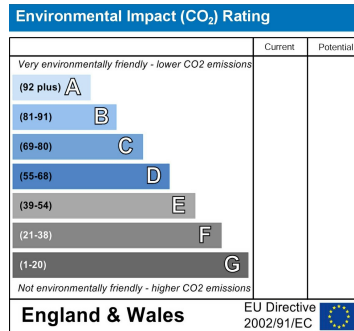
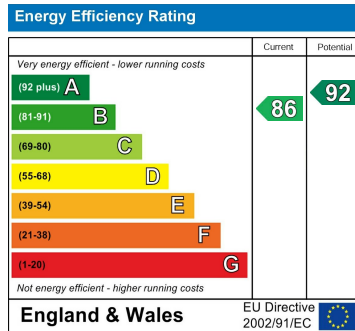
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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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