



33 Marion Close, Carlisle, CA1 3FY

**Offers in the region of
£285,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, double fronted, four bedroom detached family house situated within the very sought after Taylor Wimpey Homes "The Coppice" Development which is located to the South of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary Schools and has excellent access to the M6 Motorway and surrounding countryside. The modern accommodation briefly comprises of an entrance hallway, cloakroom/WC, study, lounge with french doors and a spacious dining kitchen with utility area and french doors to the rear garden. To the first floor there are four good sized bedrooms, master en suite shower room and a family bathroom. The property also benefits from double glazing, central heating, on site parking for approximately two vehicles leading to the detached 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 and turn left at the traffic lights onto Cumwhinton Road. At the round about take the first exit onto Garlands Road. Turn left onto The Coppice Development. Turn left at the T junction onto Staunton Drive and follow the road round the right hand bend. Turn onto Marion Close and follow the road. 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 and stairs to the first floor.



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Cloakroom/WC 5'11" x 3'2" (1.820m x 0.976m)



Incorporating a pedestal wash hand basin, WC, tiled splash areas, radiator and extractor fan.



Study 7'1" x 7'6" (2.181m x 2.303m)



Incorporating a double glazed window to front and a radiator.



Lounge 15'0" x 10'11" (4.579m x 3.334m)



Incorporating double glazed french doors to rear, two double glazed windows to rear and a radiator.



Dining Kitchen 22'3" x 9'2" (6.803m x 2.803m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Breakfast bar, tiled splash areas, 1.5 sink unit with mixer tap, integrated dishwasher, integrated washing machine, integrated fridge and integrated freezer. Double glazed window to front, radiator, double glazed french doors to rear and two double glazed windows to rear.



Utility Area 6'6" x 5'1" (1.996m x 1.570m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, double glazed window to rear and a radiator.

First Floor Landing



Incorporating a radiator and loft access.



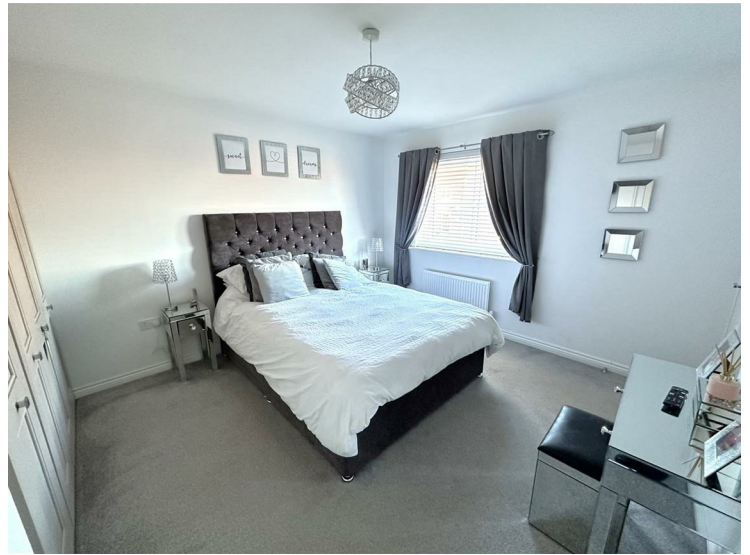
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Bedroom One 11'3" x 11'1" (3.431m x 3.398m)



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



En Suite Shower Room 6'0" x 4'9" (1.840m x 1.455m)



Incorporating a modern three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to front, radiator, tiled splash areas and extractor fan.



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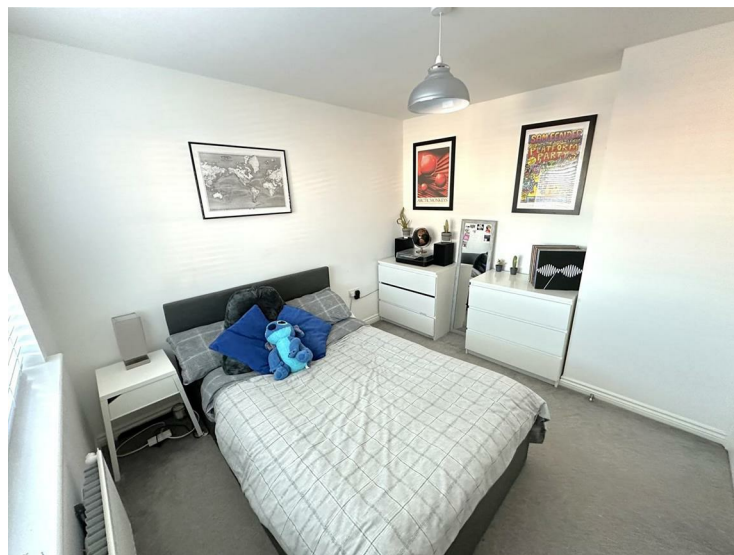
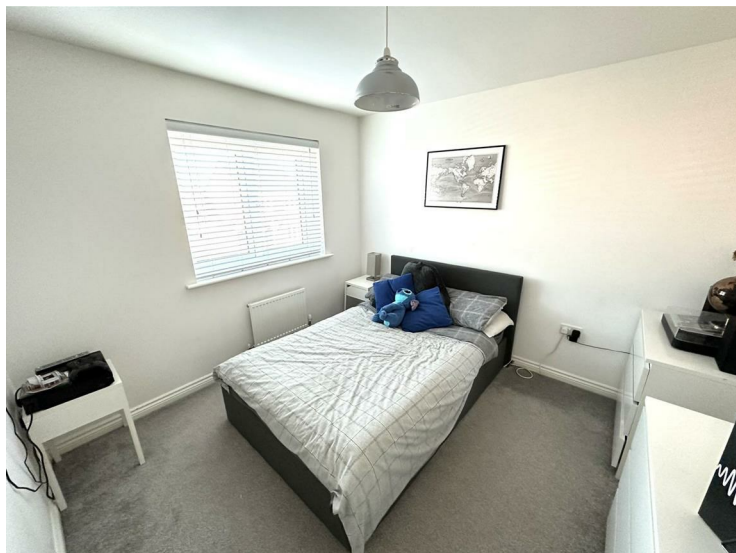
Bedroom Two 11'9" max x 9'6" (3.594m max x 2.917m)



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



Bedroom Three 10'4" x 9'6" (3.158m x 2.911m)



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



Bedroom Four 10'4" max x 8'10" max (3.163m max x 2.706m max)



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



Bathroom 6'9" x 5'6" (2.081m x 1.699m)



Incorporating a modern three piece suite comprising of a bath, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator, tiled splash areas and extractor fan.



Outside



The property is approached by a lawn area and on site parking for approximately two/three vehicles leading to the side of the property and the detached garage. To the rear of the property there is a good sized enclosed garden with patio seating area, lawn area, outside tap and gated access to the front and driveway.



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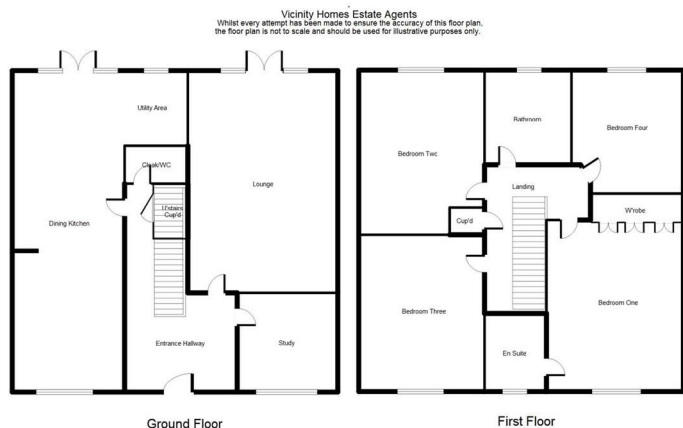


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Detached Single Garage

Incorporating an up and over door, power and lighting.

Floor Plan



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

EPC Band B

<https://find-energy-certificate.service.gov.uk/energy-certificate/0057-3889-7453-9128-4515>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band D.

Estate Agents Note

There is a Development Maintenance Charge of £122.61 but this has not commenced yet.

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 & 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.

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	95
(81-91) B	85
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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