



5 Fellbarrow Close, Carlisle, CA2 6RG

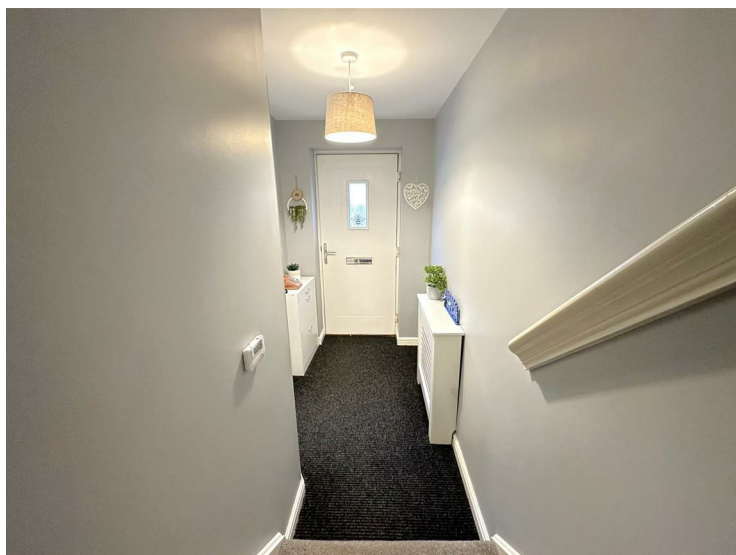
**Offers in the region of
£249,950**

Vicinity Homes are delighted to offer to the market this immaculately presented, four bedroom detached house situated on the popular Persimmon Homes Brackenleigh Development which is located to the West of Carlisle City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools and has excellent access to the City Centre and the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, utility room, cloakroom/WC, lounge with french doors to the modern dining kitchen which has a range of integrated appliances, walk in cupboard and double glazed 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 three vehicles, garage and garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!

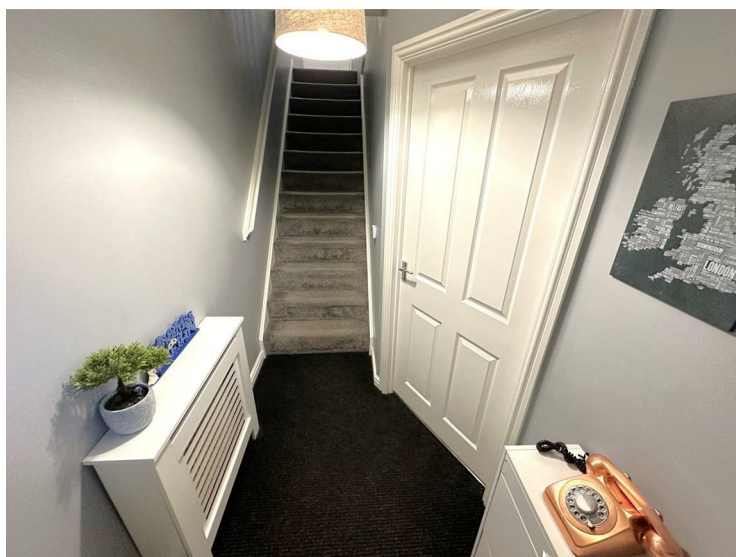
Directions

From Carlisle City Centre proceed West along Castle Way, at the round about take the second exit onto Wigton Road. Continue on this road heading to the outskirts of Carlisle. Turn right onto Glaramara Drive heading into the Brackenleigh Development. Turn left onto Fellbarrow Close where signposted for the odd numbers. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Hallway



Approached by a door to front, incorporating a radiator and stairs to the first floor.



Lounge 15'9" x 11'0" (4.817m x 3.356m)



Incorporating a double glazed window to front, radiator and french doors to the dining kitchen.



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Dining Kitchen 18'3" x 10'2" (5.565m x 3.124m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, breakfast bar, integrated oven and integrated hob with cooker hood over. Integrated fridge, integrated freezer, integrated dishwasher, splash backs and 1.5 sink unit with mixer tap. Double glazed window to rear, double glazed french doors to rear, radiator and LVT flooring.





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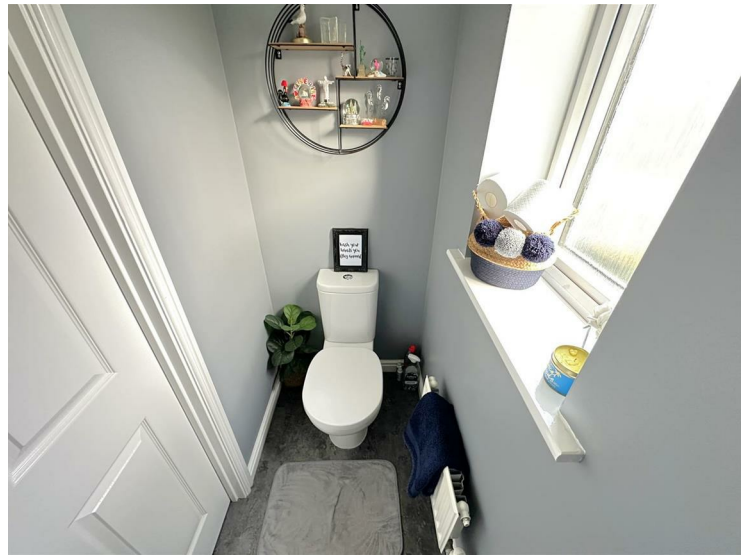
Cloakroom/WC 5'4" x 2'10" (1.645m x 0.884m)



Utility Room 7'1" x 5'4" (2.161m x 1.650m)



Incorporating a pedestal wash hand basin, WC, double glazed obscured window to rear, radiator and LVT flooring.

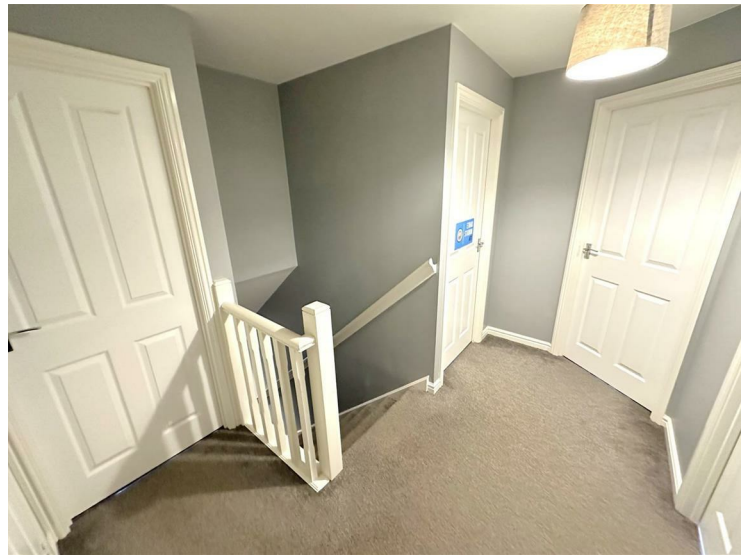


Incorporating a work surface, plumbing for a washing machine, space for a tumble drier, LVT flooring, door to side, radiator and extractor fan.

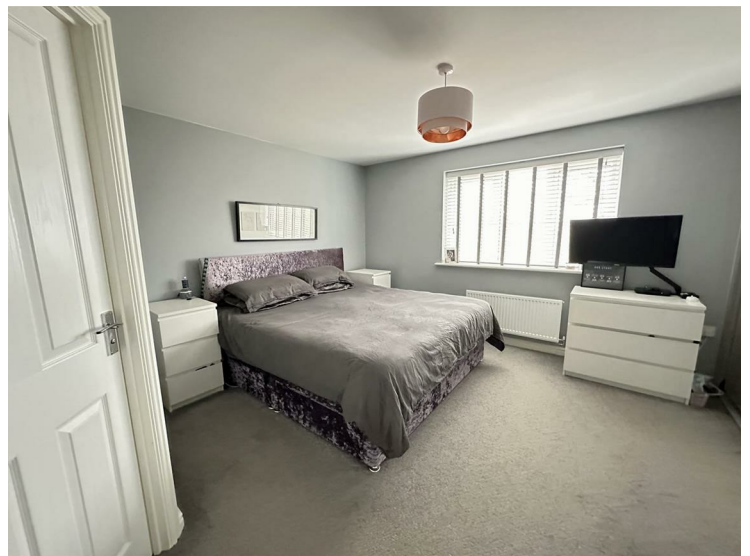
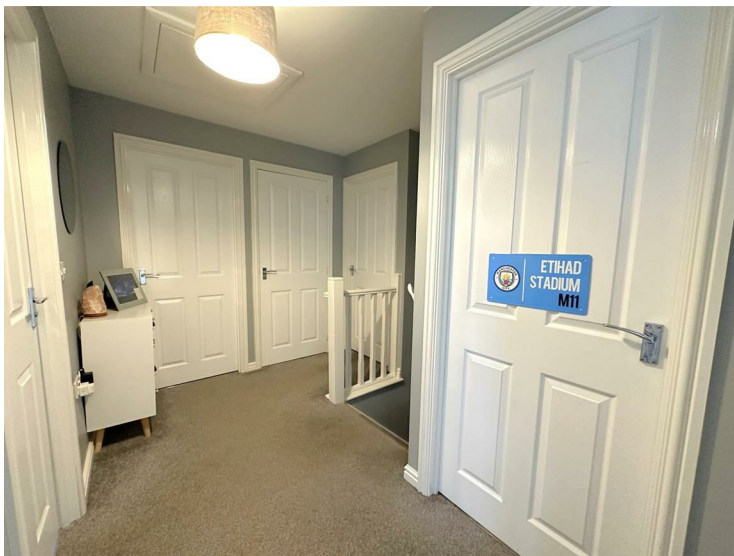
First Floor Landing



Incorporating a built in storage cupboard and loft access.



[Bedroom One 13'0" max x 12'6" max \(3.986m max x 3.815m max\)](#)

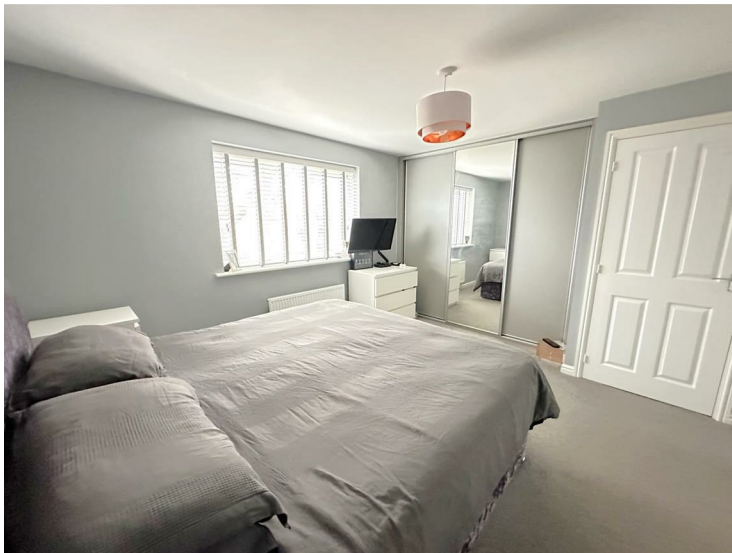


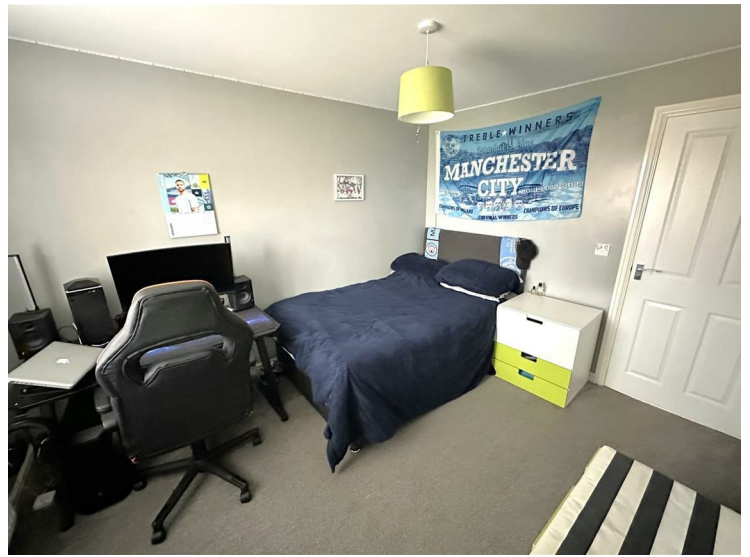
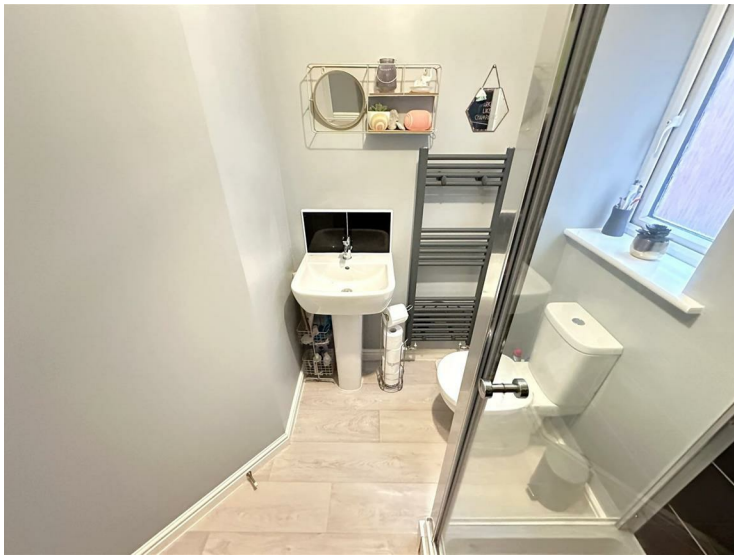
A double bedroom incorporating a double glazed window to front, radiator, built in storage cupboard and fitted wardrobe/storage.

En Suite Shower Room 6'0" max x 4'9" min (1.833m max x 1.462m min)



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





Bedroom Two 11'7" x 9'2" (3.539m x 2.807m)



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

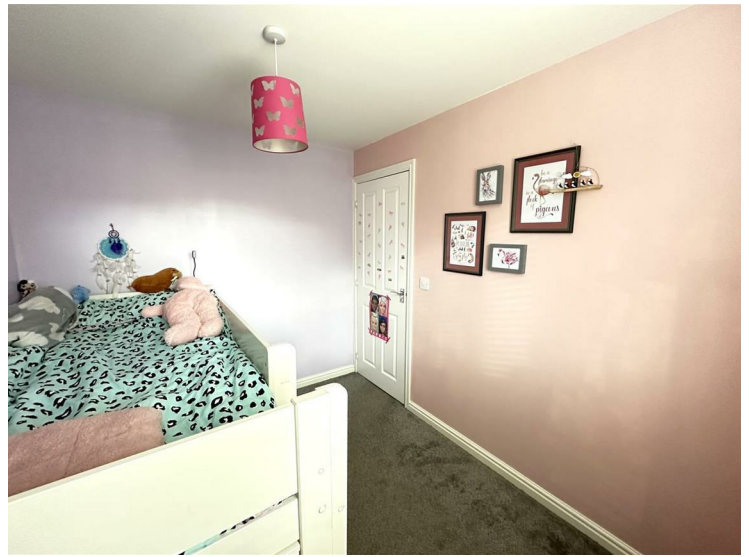
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Bedroom Three 9'5" x 7'8" (2.892m x 2.340m)



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

Bedroom Four 10'3" max x 8'9" (3.143m max x 2.684m)



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

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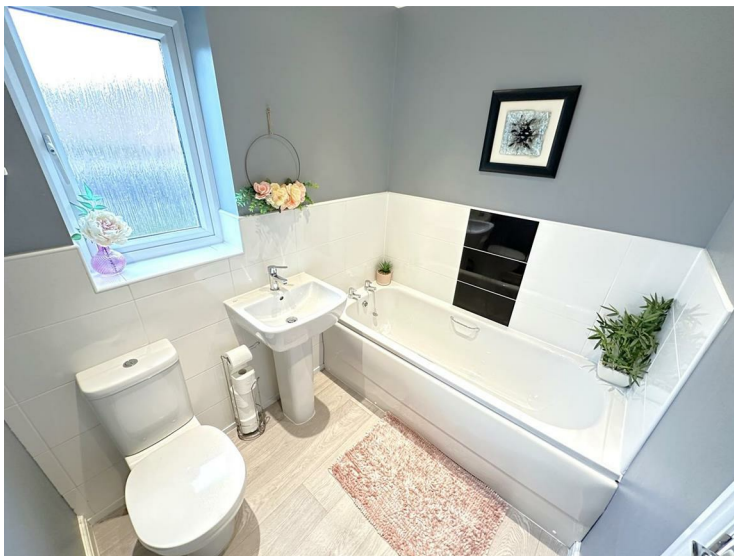
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Bathroom 6'10" x 5'6" (2.102m x 1.687m)



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

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Outside

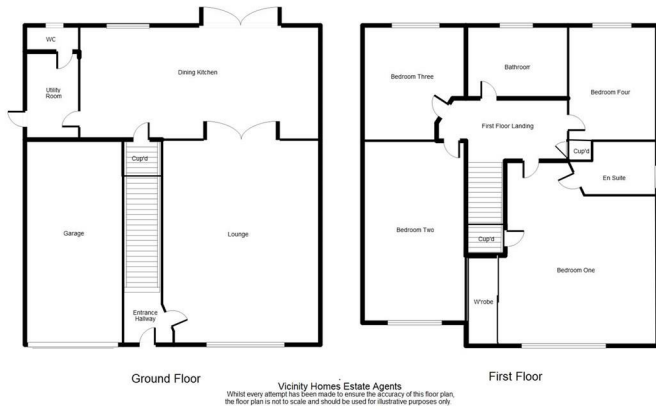


The property is approached by on site parking for approximately three vehicles leading to the garage, there is also an outside power point to the front. To the rear of the property there is a good sized enclosed garden with a patio seating area, lawn area, barked play area, outside tap and gated access to the front.



[Garage 15'11" x 8'10" \(4.868m x 2.710m\)](#)
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/8504-7835-9339-1307-8133>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band D.

Estate Agents Note

There is a maintenance/upkeep fee for the development which was approximately £150.00 for the year.

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			90
(81-91) B		81	
(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			
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