



**66 Rufus Road, Carlisle, CA1 2GU**

**Offers in the region of  
£285,000**

Vicinity Homes are delighted to offer to the market this immaculately presented and double fronted, detached family home situated within the sought after Taylor Wimpey Meadowbrook Development which is located to the East of Carlisle City Centre. The property is situated on a spacious plot, is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has excellent access to the City Centre and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, utility room with WC, lounge with double glazed french doors to the garden, study/office and a modern dining kitchen with a range of integrated appliances and double glazed french doors to the rear garden. To the first floor there are four double bedrooms, master en suite shower room and a family bathroom. The property also benefits from double glazing, central heating, on site parking for two vehicles leading to the detached single garage, front garden and a generous sized rear garden. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!

### Directions

From Warwick Road turn right onto Montgomery Way and right again onto Durranshill Road. Turn left onto Rufus Road leading into the Meadowbrook Development. Turn right onto Rufus Road and follow the road. Turn right at the T junction. 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 area, built in storage cupboard, laminate floor and stairs to the first floor.



### Dining Kitchen 22'4" x 9'3" min (6.822m x 2.842m min)



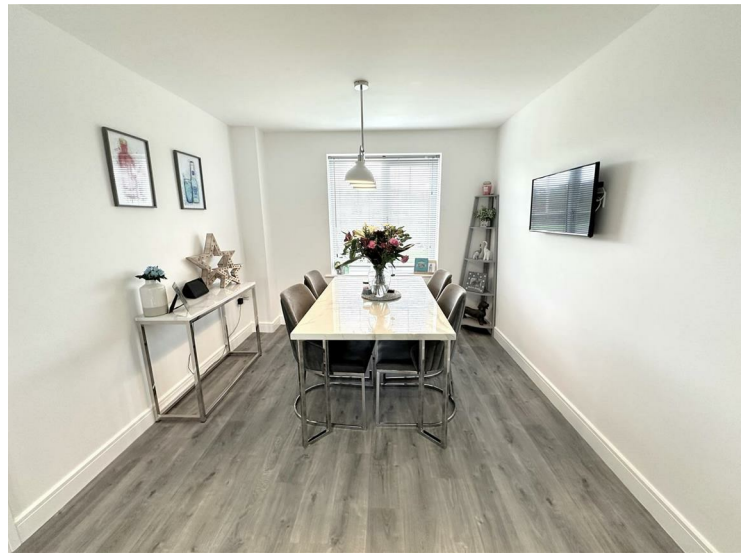
Incorporating a range of modern fitted wall and base units with complementary work surface over, breakfast bar, integrated double oven and integrated hob with cooker hood over. Splash backs, 1.5 sink unit with mixer tap, integrated dishwasher, integrated fridge and integrated freezer. Double glazed window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

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**Utility & WC 5'9" x 5'4" (1.776m x 1.630m)**



Incorporating a wash hand basin set to vanity unit, WC, integrated washing machine, double glazed obscured window to rear, radiator, splash backs and inset ceiling lights.



**Study/Office 7'1" x 7'1" (2.177m x 2.162m)**



Incorporating a double glazed window to front, radiator and laminate floor.



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**Lounge 14'11" x 10'7" (4.552m x 3.227m)**



Incorporating double glazed french doors to rear, laminate floor and two radiators.



## First Floor Landing



Incorporating a radiator, laminate floor, built in storage cupboard and loft access.



## Bedroom One 13'2" x 10'10" (4.029m x 3.316m)



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

**En Suite Shower Room 6'3" x 4'8" (1.920m x 1.436m)**



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" x 9'6" (3.599m x 2.902m)**



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





**Bedroom Three 10'3" x 9'6" (3.143m x 2.921m)**



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



### View From Bedroom Three



There are views to the front of the property from Bedroom Three.

### Bedroom Four 10'2" max x 8'10" max (3.106m max x 2.706m max)



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



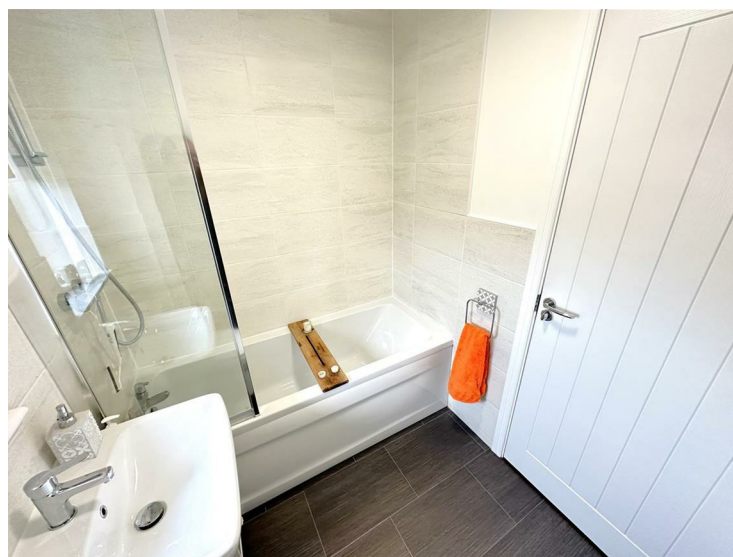
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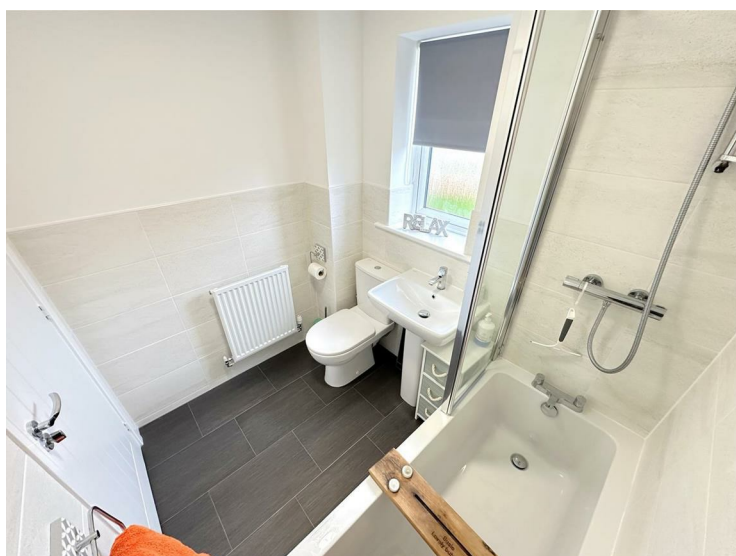
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### Bathroom 6'10" x 5'6" (2.086m x 1.698m)



Incorporating a three piece suite comprising of a bath with shower over, 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 on site parking for approximately two vehicles leading to the detached single garage. There is also a lawn area and gated access to the rear garden. To the rear of the property there is a good sized garden with patio seating area, lawn area, outside tap and outside power point.

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**Detached Single Garage 17'0" x 8'7" (5.184m x 2.625m)**  
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/0414-8931-3312-4449-4214>

**Tenure**

The property is Freehold.

**Council Tax**

The property is in Council Tax Band D.

**Estate Agents Note**

There will be a Development Maintenance Fee 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](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

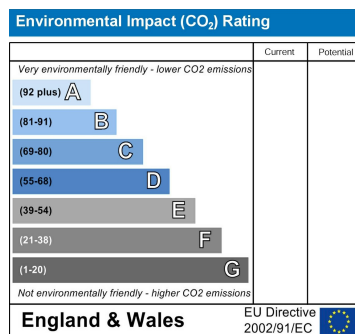
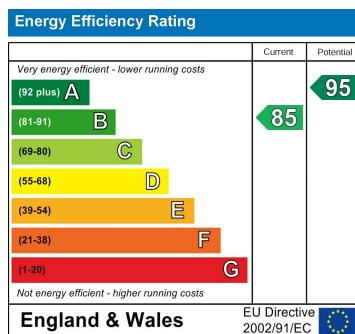
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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