



**3 Godwine Close, Carlisle, Cumbria, CA3 0GY**

**Offers over £280,000**

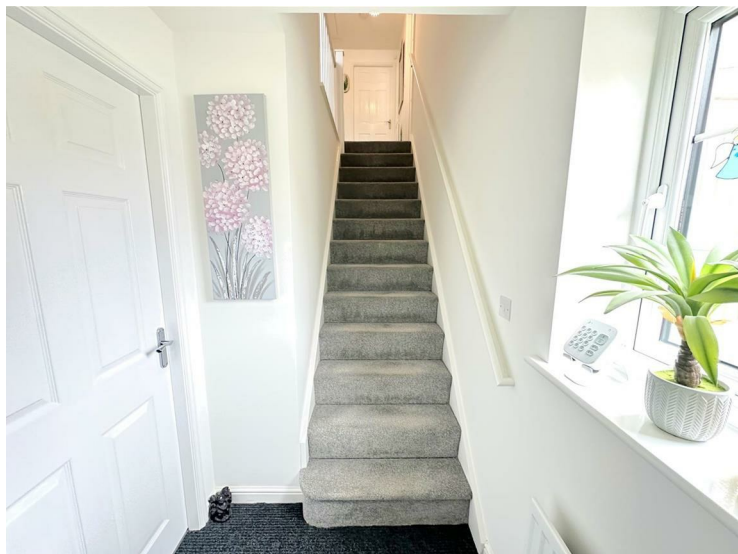
Vicinity Homes are delighted to offer to the market this immaculately presented, four double bedroom detached family home situated within the popular Gleeson Homes Development to the North of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has excellent access to the M6 Motorway and Western City Bypass. The immaculately presented accommodation briefly comprises of an entrance hallway, lounge, dining kitchen, utility room and cloakroom/WC. 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 approximately three vehicles, single garage and a generous sized landscaped garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!



### Directions

Proceed North along Stanwix Bank and continue onto Scotland Road then Kingstown Road. Turn right at the traffic lights onto Greymoor Way and right again onto Garrett Way. Turn left staying on Garrett Way then left again onto Greymoor Way. Turn left onto Godwine Close. The property is situated on the left hand side.

### Entrance Hallway



Approached by a door to front, incorporating a double glazed window to side, radiator and stairs to the first floor.



### Lounge 13'6" max x 8'8" min x 17'3" (4.116m max x 2.645m min x 5.260m)



Incorporating a double glazed window to front, two double glazed windows to side, radiator and under stairs storage cupboard.



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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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**Dining Kitchen 13'6" x 11'10" (4.123m x 3.621m)**



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





**Utility Room 5'10" x 5'4" (1.788m x 1.630m)**



Incorporating a range modern fitted base units with complementary work surface over, sink unit with mixer tap, integrated washing machine, door to rear, radiator and extractor fan.





## First Floor Landing



## Cloakroom/WC 5'4" x 3'1" (1.635m x 0.953m)

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



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

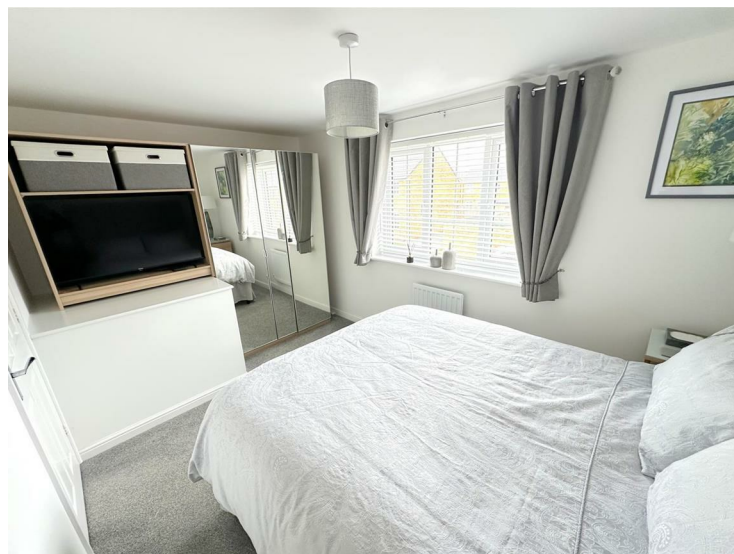




**Bedroom One 13'6" max x 8'6" (4.127m max x 2.606m)**

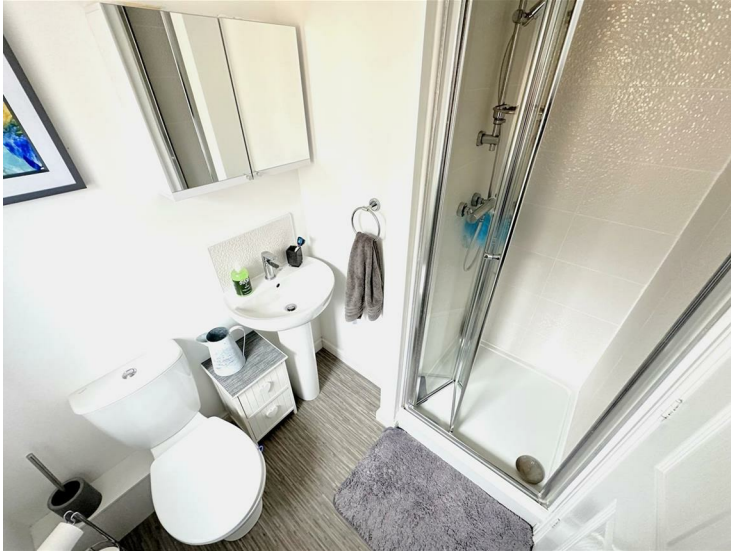


A double bedroom incorporating a double glazed window to front and a radiator.





**En Suite Shower Room 7'0" max x 4'10" x 5'1" (2.148m max x 1.496m x 1.551m)**



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



**Bedroom Two 12'3" x 9'2" (3.746m x 2.799m)**



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



**Bedroom Three 12'7" x 10'4" (3.844m x 3.150m)**



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







**Bedroom Four 10'1" x 8'2" (3.089m x 2.494m)**



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



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**Bathroom 6'8" x 6'4" max (2.034m x 1.952m max)**



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

**Outside**



The property is approached by on site parking for three vehicles leading to the 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 landscaped garden with a patio seating area, outside tap, steps leading to an artificial grassed area, further patio seating area and flower and shrub beds.

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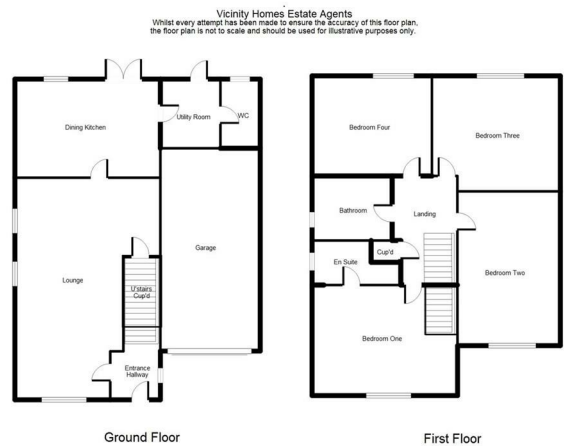




**Garage 16'11" x 8'5" (5.165m x 2.584m)**

Incorporating an up and over door and a power point.

**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/2575-3906-3309-7487-8204>

**Council Tax**

The property is in Council Tax Band D.

**Tenure**

The property is Freehold.

**Estate Agents Note**

Please note, there will be a development upkeep 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).



## Referral Fees

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

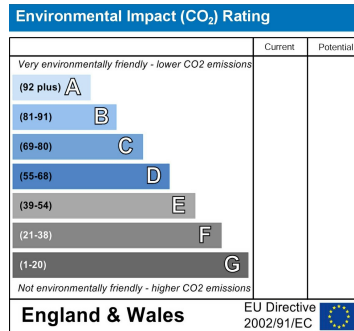
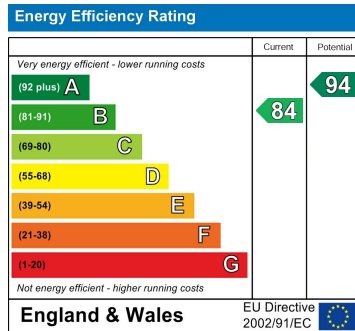
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