



2 Twickenham Court, Carlisle, CA1 3TW

Offers over £380,000

Vicinity Homes are delighted to offer to the market this immaculately presented, modern & spacious, four double bedroom detached family home situated within the sought after Story Homes Parklands 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 & Secondary Schools and has excellent access to the City Centre & the M6 Motorway. The modern accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge, play room with double glazed french doors to the garden, modern dining kitchen with a range of integrated appliances and a utility room with access into the garage. To the first floor there is a gallery landing, four double bedrooms, modern master en suite shower room and a modern four piece family bathroom. The property also benefits from double glazing, central heating, block paved on site parking for approximately four vehicles, integral garage with electric door, garden to front and a landscaped garden to rear. Viewing is absolutely essential to fully appreciate the size of the accommodation on offer. An ideal purchase for a family!

Directions

From Carlisle City Centre proceed South along London Road. Turn left at the traffic lights onto Cumwhinton Road. Continue on this road. turn left at the round about onto Garlands Road. Turn right onto Sycamore Lane and left onto Twickenham Court. The property is situated on the left hand side.

Entrance Hallway



Approached by a door to front, incorporating a radiator, oak flooring, coving to the ceiling, inset ceiling lights, under stairs storage, built in storage cupboard and stairs to the first floor.



Cloakroom/WC 5'9" x 3'4" (1.774m x 1.037m)



Incorporating a pedestal wash hand basin, WC, double glazed obscured window to front, radiator, oak flooring, tiled splash areas and extractor fan.



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Dining Kitchen 14'3" x 10'5" (4.344m x 3.177m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven with sliding door, integrated warming tray and integrated hob with cooker hood over. Integrated dishwasher, 1.5 sink unit with mixer tap, integrated pull out pantry cupboard, integrated fridge and integrated freezer. Double glazed window to rear, radiator, laminate floor and extractor fan.



Utility Room 10'5" x 5'9" (3.184m x 1.775m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, plumbing for a washing machine, sink unit with mixer tap and tiled splash areas. Double glazed window to side, door to rear, radiator, laminate floor, door into the garage and extractor fan.



Lounge 16'10" x 12'2" (5.152m x 3.732m)



Incorporating a double glazed window to front, radiator, inset ceiling lights, coving to the ceiling and a feature fireplace with surround, inset and hearth.



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[Play Room 14'3" x 9'11" min \(4.362m x 3.036m min\)](#)



Incorporating double glazed french doors to rear, radiator, oak flooring and coving to the ceiling.



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First Floor Landing

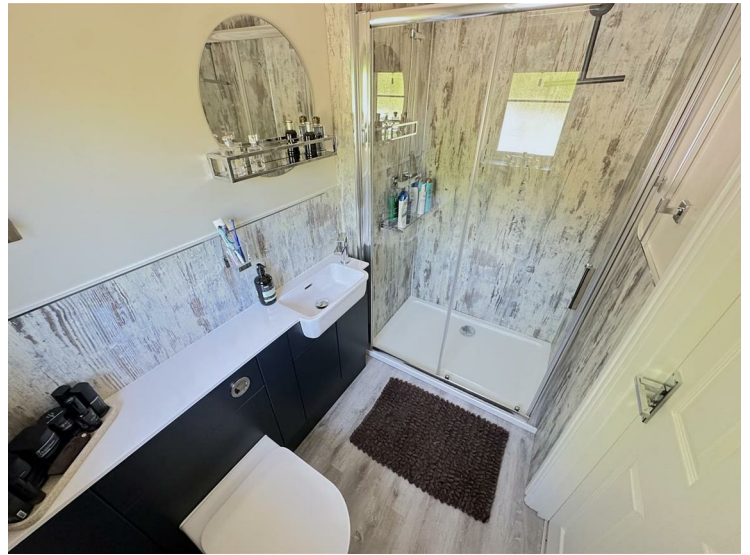
Bedroom One 13'8" x 13'8" (4.185m x 4.187m)



Incorporating a double glazed window to front, radiator, loft access, coving to the ceiling and a built in storage cupboard.

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

En Suite Shower Room 7'5" x 4'3" (2.285m x 1.313m)



Incorporating a modern three piece suite comprising of a double shower cubicle, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, modern radiator, splash boards, vinyl flooring, inset ceiling lights and extractor fan.

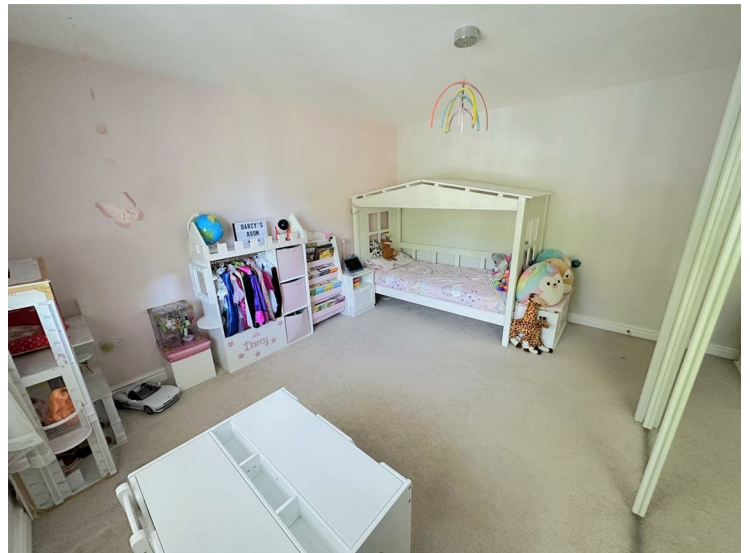




Bedroom Two 13'8" x 12'2" (4.175m x 3.725m)



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



Bedroom Three 13'7" x 9'4" (4.150m x 2.864m)



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



Bedroom Four 12'2" x 9'10" (3.728m x 3.017m)



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

Bathroom 12'1" x 7'5" (3.699m x 2.283m)

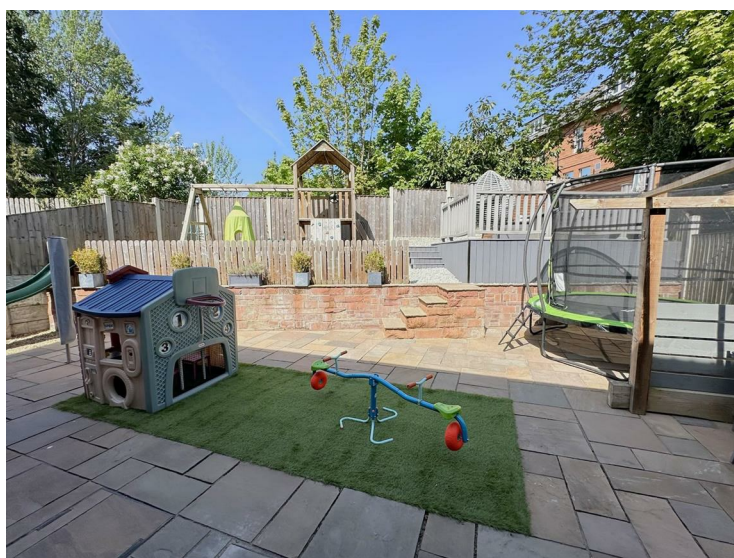


Incorporating a modern four piece suite comprising of a walk in double shower cubicle with waterfall shower over & attachment, bath with mixer tap, wash hand basin set to vanity unit and WC. Double glazed obscured window to side, modern radiator, vinyl flooring, panelled ceiling, inset ceiling lights and extractor fan.

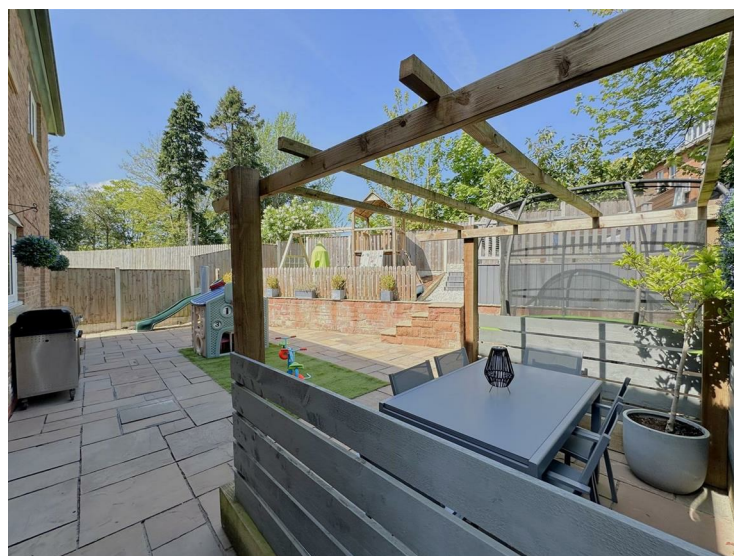




Outside



The property is approached by block paved on site parking for approximately four vehicles leading to the integral single garage. There is also a lawn area with flower and shrub beds and gated access to the side. To the rear of the property there is an enclosed landscaped garden with a patio seating area, artificial grass area, outside tap, garden shed, steps leading to a raised garden with a barked play area and a decked seating area with gated access into a store area.

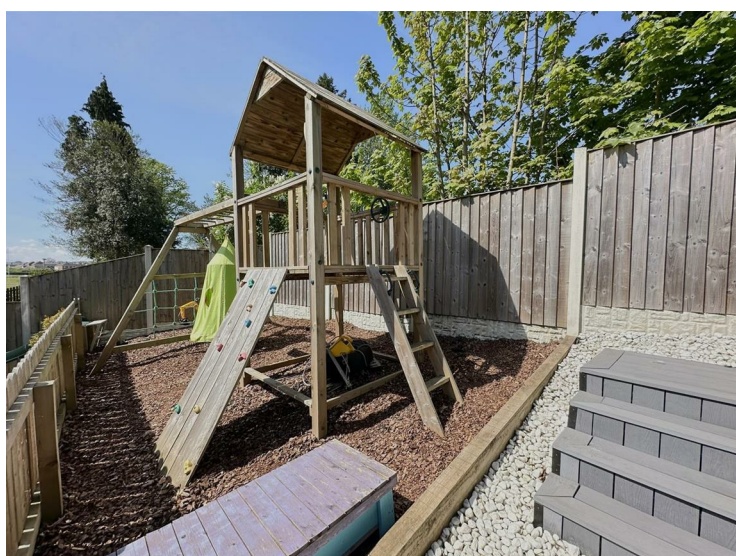
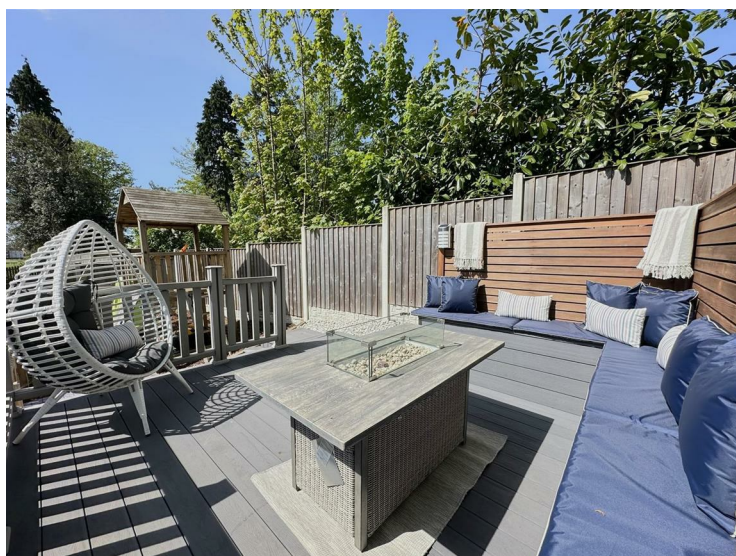
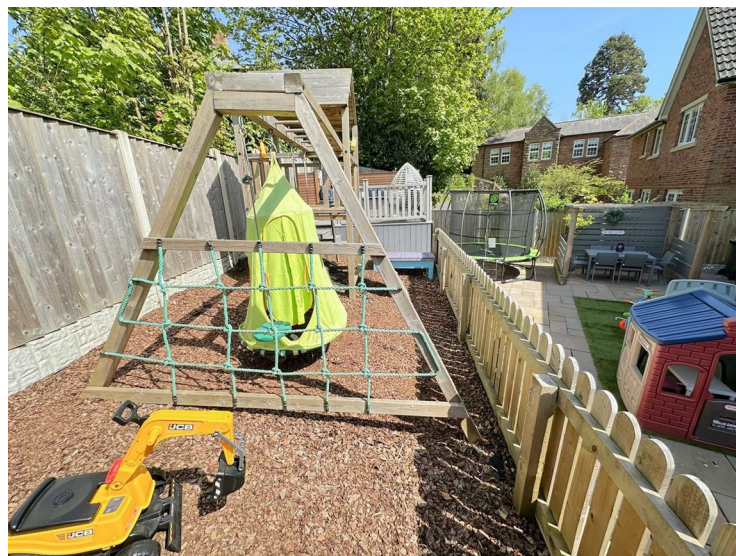


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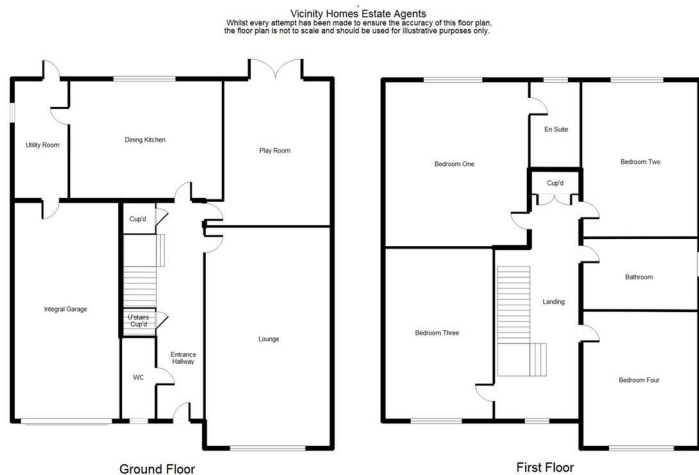
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[Integral Garage 16'5" x 9'0" \(5.015m x 2.745m\)](#)

Incorporating an electric up and over door, power, lighting and a tap.

Floor Plan



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

EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0164-2873-6236-9498-2365>

Council Tax

The property is in Council Tax Band E.

Tenure

The property is Freehold.

Estate Agents Note

There is an annual management upkeep fee for Twickenham Court of £582.00 which is payable to LSL Estates, this can be paid in monthly instalments.

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. 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

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

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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		
(81-91) B		
(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		
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