



Dalegarth Kirkbampton, Carlisle, CA5 6HT

**Offers in the region of
£299,950**

Vicinity Homes are delighted to offer to the market this immaculately presented and extended semi detached bungalow situated on a spacious plot within Kirkbampton. The village is located approximately six miles West of Carlisle City Centre, has a popular Primary School and also has excellent access onto the Western City Bypass providing transport links to the M6 Motorway. The accommodation is split over two floors and briefly comprises of an entrance hall area, utility room and a modern dining kitchen with a range of integrated appliances & french doors to the garden room and lounge. The beautiful & light garden room has double glazed windows to the side & rear, a roof lantern window and double glazed french doors leading to the rear garden. On the ground floor there is also a lounge with a bow window & a multi fuel stove, two double bedrooms and a bathroom. To the first floor there is a landing with storage cupboards into the eaves and an attic room which has been used by the vendors as a double bedroom. The property also benefits from double glazing, oil central heating, ample on site parking for several vehicles at the front & side leading to the detached single garage and extensive gardens to front, side and rear. The bungalow is set back off the road and has beautiful views to the rear over looking the field towards Scotland. A viewing of this stunning bungalow is absolutely essential to fully appreciate the accommodation and gardens on offer.

Directions

Travelling West on the Bypass take the B5307 exit onto the sign posted for Moorhouse. Continue on this road through Moorhouse, Thurstonfield and Kirkbampton. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Dining Kitchen & Entrance Hall Area 27'3" x 9'8" max x 8'3" min (8.309m x 2.966m max x 2.528m min)



Incorporating a range of modern fitted wall and base units with complementary oak work surface over, integrated double oven, integrated hob with cooker hood over. Integrated dishwasher, integrated microwave, sink unit with mixer tap, integrated fridge and integrated freezer. Inset ceiling lights, three double glazed windows to side, radiator, LVT flooring, door to side and stairs to the first floor.

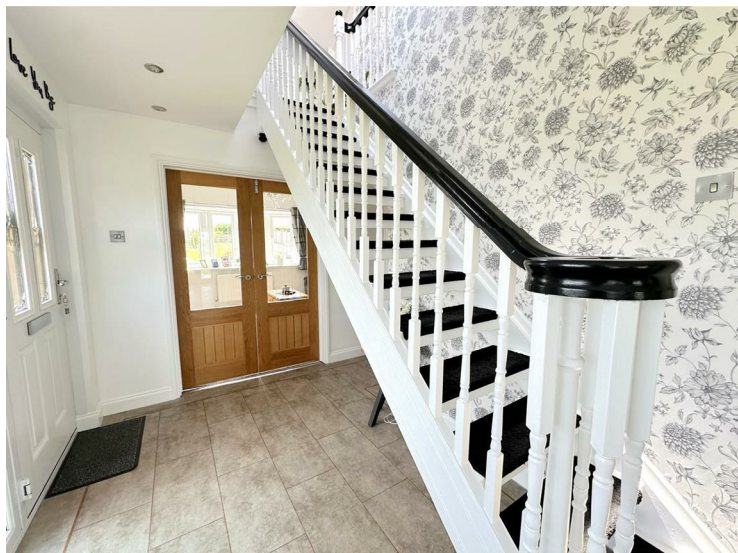


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Utility Room 11'8" x 4'1" (3.565m x 1.262m)



Garden Room 15'5" x 10'9" (4.708m x 3.285m)



Incorporating a work surface, plumbing for a washing machine, tiled floor, double glazed window to side, door to side and inset ceiling lights.



Incorporating double glazed window to side, double glazed french doors to rear, lantern roof window, radiator and inset ceiling lights.

Lounge 14'1" x 11'0" (4.306m x 3.375m)

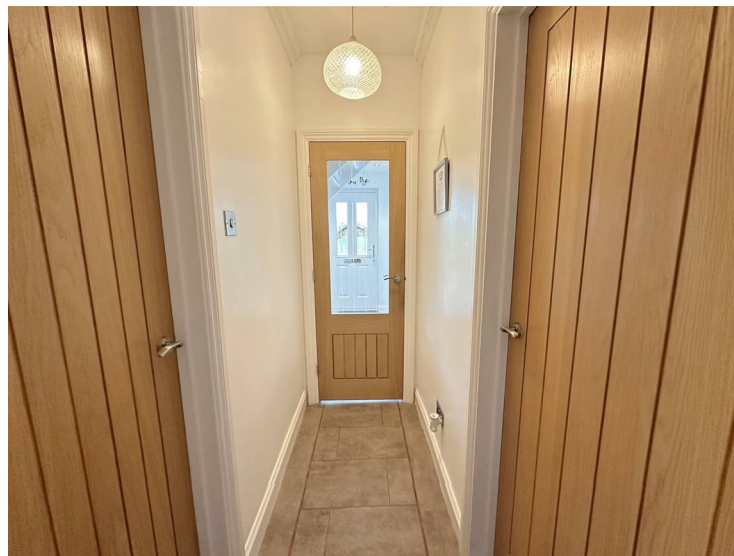


Incorporating a double glazed bow window to front, radiator, feature fireplace with a multi fuel stove, coving to the ceiling and ceiling rose.





Inner Hallway



Incorporating LVT flooring, coving to the ceiling and ceiling rose.



Bedroom One 10'5" to wardrobe front x 10'3" (3.194m to wardrobe front x 3.139m)



A double bedroom incorporating a double glazed bow window to front, radiator, fitted wardrobe/storage and coving to the ceiling.



Bedroom Two 10'6" x 9'5" (3.205m x 2.880m)

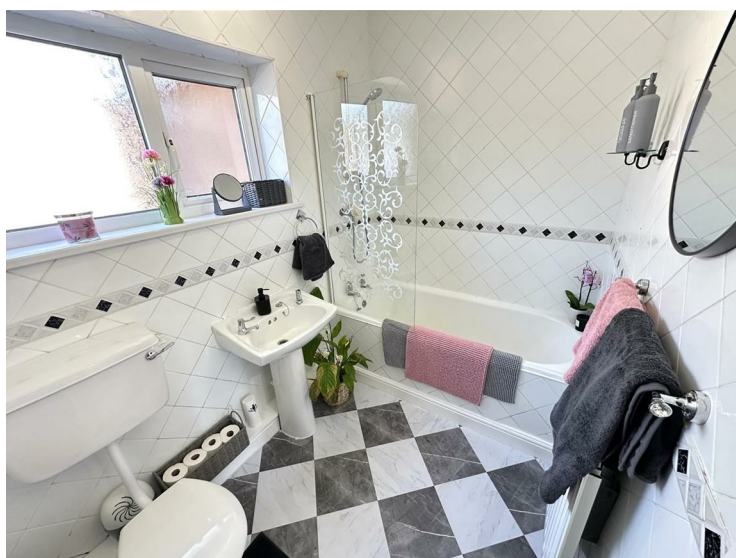


A double bedroom incorporating a double glazed window to rear, radiator and coving to the ceiling.





Bathroom 8'4" x 5'5" (2.553m x 1.664m)



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 to all walls, LVT flooring and panelled ceiling.

Landing



Incorporating a double glazed skylight to rear, radiator, inset ceiling lights and built in storage cupboard. Please note, there is some restricted head height.

Attic Room 14'11" x 9'4" (4.568m x 2.854m)



Incorporating two double glazed skylights to rear, radiator and inset ceiling lights. Please note, there is some restricted head height.



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Outside



The property is approached by a gated entrance with ample on site parking leading to the side of the bungalow. There is a landscaped front garden with lawn area, seating area and raised flower & shrub beds. There is gated access leading to a further parking area, single garage, lawn area, flower & shrub beds and gated access to the rear garden. To the rear of the property there is a lawn area, outside power point and flower & shrub beds. There is also a patio seating area to the side of the bungalow.



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Detached Single Garage 20'1" x 10'9" (6.139m x 3.293m)

Incorporating an up and over door, power, lighting, tap and door to side.

Floor Plan



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

EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/9735-9926-5500-0650-1226>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band B.

Estate Agents Note

The vendor is related to an employee of Vicinity Homes.

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

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		
(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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Not environmentally friendly - higher CO ₂ emissions		
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