



5 Fenwick Drive, Kingstown, Carlisle, CA6 4DL

Offers over £280,000

Vicinity Homes are delighted to offer to the market this immaculately presented and deceptively spacious, four double bedroom, two reception room, end town house situated within the sought after Story Homes Crindledyke Farm Development which is located 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/M74 Motorways and the Western City Bypass. The accommodation is split over three floors and briefly comprises of an entrance hallway, ground floor double bedroom with bay window, modern shower room, utility room and a sitting room with double glazed french doors to the rear garden. To the first floor there is a spacious lounge and a modern dining kitchen with double glazed french doors leading to a Juliette style balcony. On the second floor there are three further double bedrooms, modern master en suite shower room and a modern family bathroom. The property also benefits from double glazing, central heating, on site parking for two vehicles leading to the garage and a landscaped rear garden. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!

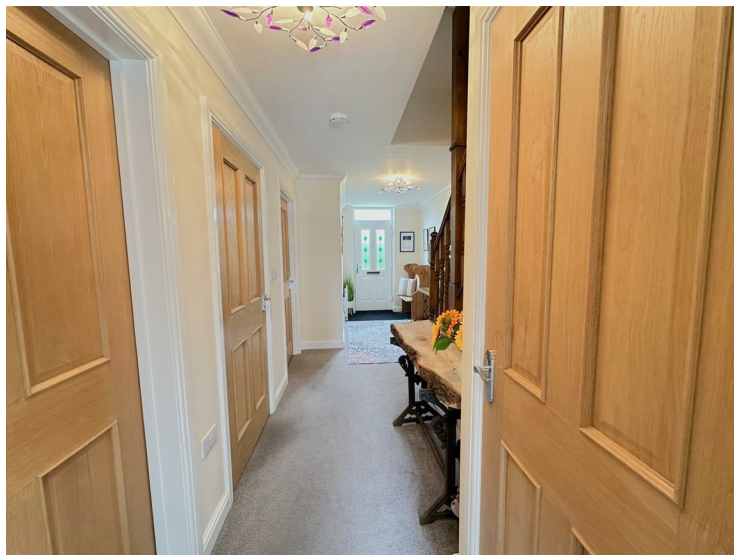
Directions

Proceed North along Parkhouse Road. Turn left onto Crindledyke Lane and continue straight ahead, following the road to the left onto Fenwick Drive. 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, under stairs storage cupboard and stairs to the first floor.



Bedroom One 13'9" max x 11'11" max (4.198m max x 3.646m max)



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



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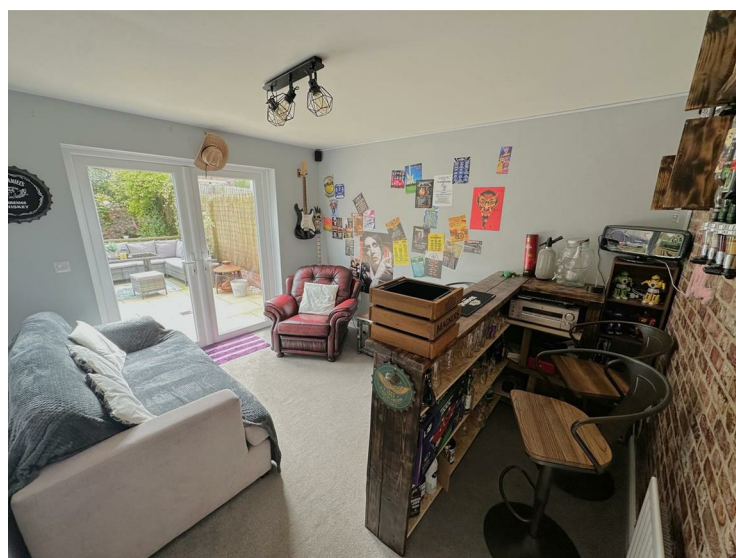
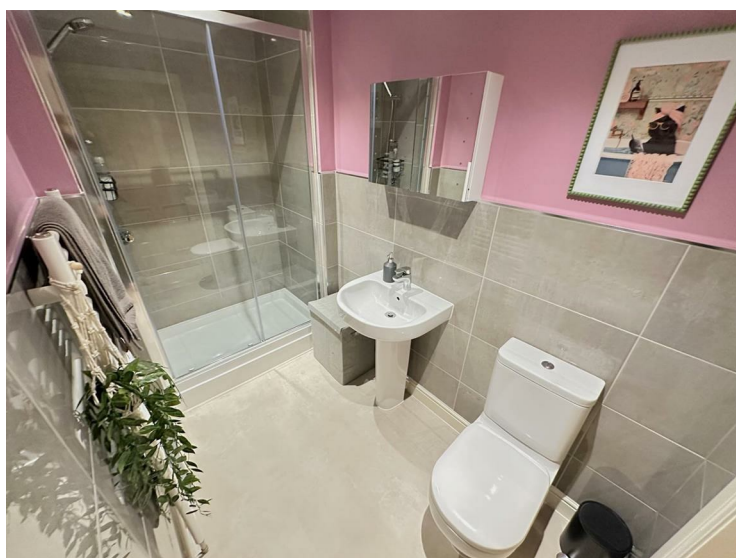
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Shower Room 9'4" x 4'9" (2.854m x 1.449m)

Sitting Room 11'11" x 9'10" (3.649m x 3.022m)



Incorporating a modern three piece suite comprising of a double shower cubicle, pedestal wash hand basin and WC. Extractor fan, tiled splash areas, heated towel rail, inset ceiling lights and extractor fan.

Incorporating double glazed french doors to rear and a radiator.

Utility Room 7'8" x 7'10" (2.347m x 2.413m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, plumbing for a washing machine and space for a tumble drier. Sink unit with mixer tap, space for a fridge/freezer, door to rear, radiator and extractor fan.



First Floor Landing



Incorporating a radiator and stairs to the first floor.



Dining Kitchen 18'0" max x 14'7" max (5.507m max x 4.466m max)



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



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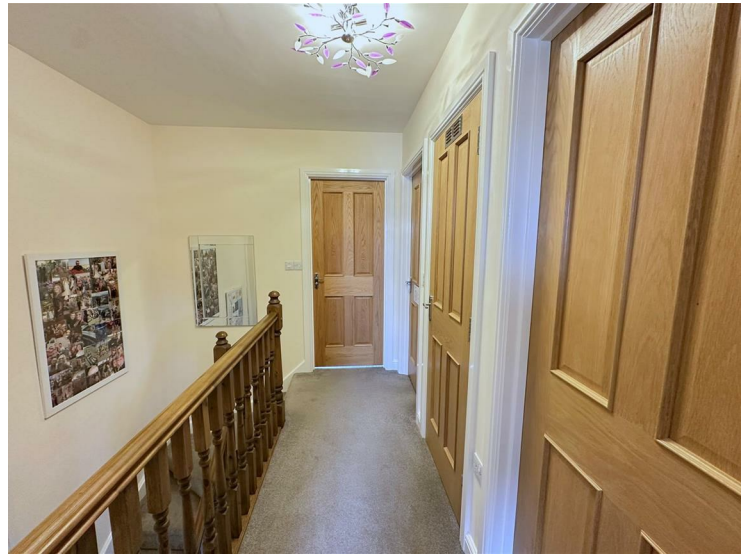
Lounge 17'1" x 14'4" max (5.228m x 4.382m max)



Incorporating three double glazed windows to front, radiator and coving to the ceiling.



Second Floor Landing



Incorporating a built in storage cupboard.

Bedroom Two 14'5" x 9'11" (4.398m x 3.045m)



A double bedroom incorporating two double glazed windows to front, radiator and fitted wardrobe/storage.



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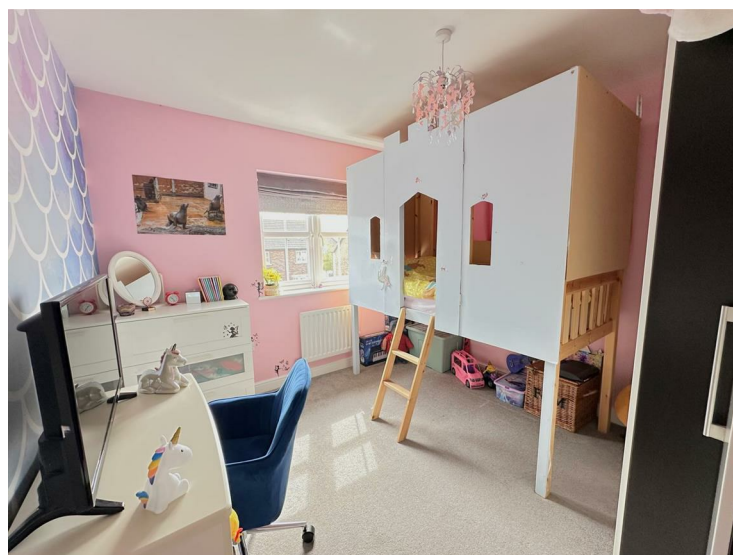


En Suite Shower Room 6'9" x 3'10" (2.058m x 1.191m)



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

Bedroom Three 11'7" max x 9'11" (3.549m max x 3.047m)



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





Bedroom Four 11'8" max x 7'8" (3.579m max x 2.356m)

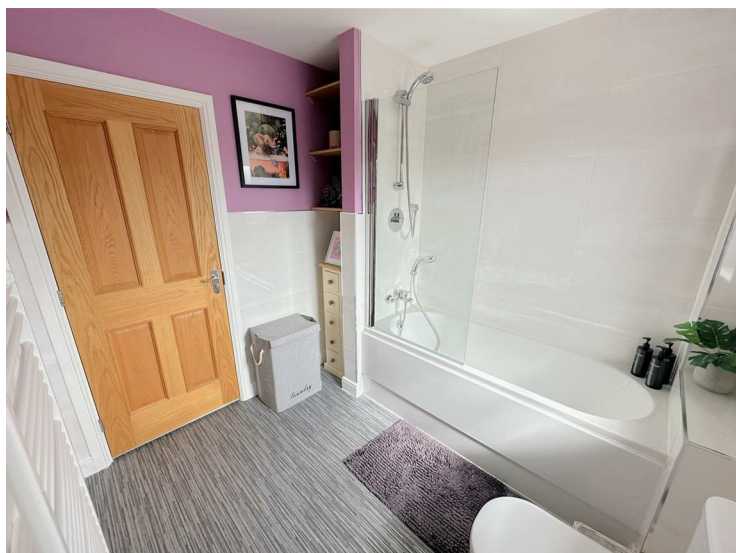


A double bedroom incorporating a double glazed window to front and a radiator.

Bathroom 8'0" x 7'8" (2.453m x 2.338m)



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



Outside



To the rear of the property there is a landscaped garden with a patio seating area, outside tap, outside power point, gated access to the side and a gate leading to a further garden area with artificial grass area, flower & shrub beds and a water feature. There is on site parking at the rear of the property for two/three vehicles leading to the single garage.



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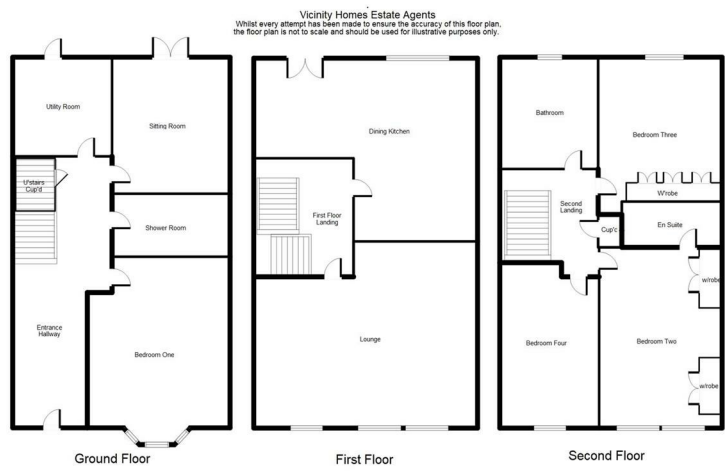
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Single Garage 17'5" x 9'3" (5.331m x 2.830m)

Incorporating an up and over door, power, lighting and a pull down ladder giving access to the loft area with is part boarded for storage.

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/0946-3833-7379-9396-3565>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band D.

Estate Agents Note

Please note, there is an annual development upkeep fee which was £160.55 for this 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. 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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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.

