



3 Reeds Way, Cumwhinton, Carlisle, CA4 8FW

Offers over £375,000

Vicinity Homes are delighted to offer to the market this immaculately presented, four double bedroom detached family home situated within a small cul-de-sac of modern properties in the sought after village of Cumwhinton. The village boasts a popular Primary School, village Pub, playground and has excellent access to surrounding villages, onto the M6 Motorway and into Carlisle. The accommodation briefly comprises of an entrance hallway, lounge, utility room, cloakroom/WC and a modern dining kitchen with a range of integrated Bosch 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 four piece bathroom. The property also benefits from double glazing, central heating, block paved on site parking for two vehicles leading to the integral garage, front garden and a good sized rear garden with shed for storage. Viewing of this fantastic home is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family! The property is offered to the market with no onward chain.

Directions

From the Junction 42 round about, take the exit sign posted for Cumwhinton. Continue on this road. Upon entering Cumwhinton, turn right onto Reeds Way and follow the road to the left in the cul-de-sac. The property is situated on the left hand side.

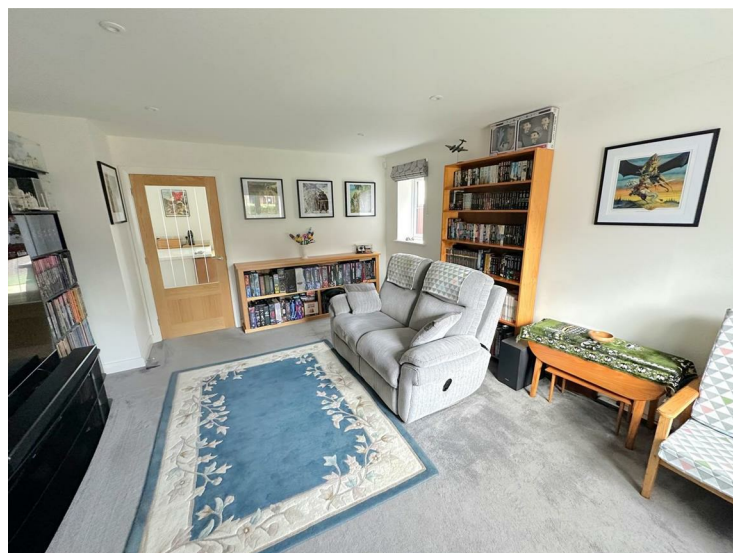
Entrance Hallway



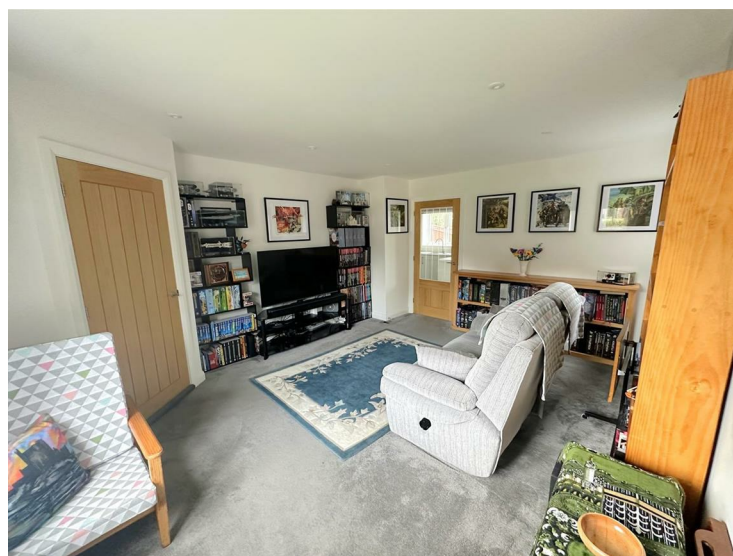
Approached by a door to front, incorporating a radiator and stairs to the first floor.



Lounge 15'8" x 13'1" (4.792m x 4.009m)



Incorporating a double glazed window to front, double glazed window to side, inset ceiling lights and two radiators.



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Dining Kitchen 19'8" x 9'3" (5.998m x 2.828m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven, integrated grill and integrated hob with cooker hood over. Breakfast bar, splash backs/upstands, 1.5 sink unit with mixer tap, integrated dishwasher, integrated fridge and integrated freezer. Double glazed window to rear, double glazed french doors to rear, inset ceiling lights, radiator and vinyl flooring.

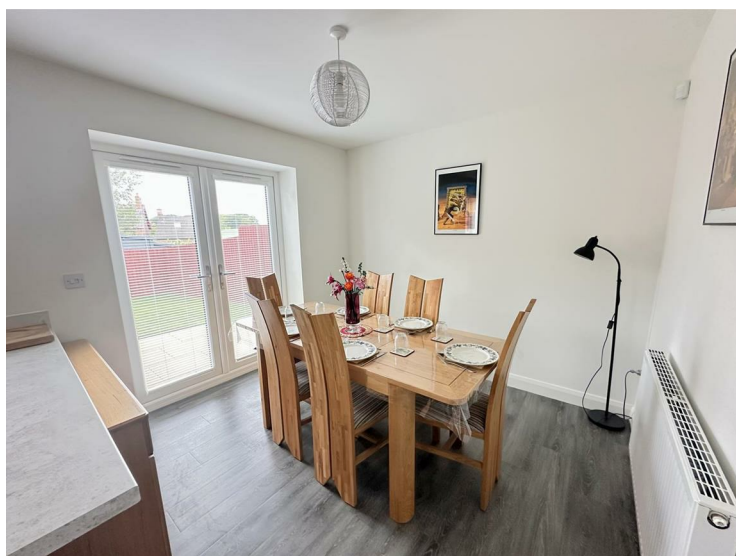


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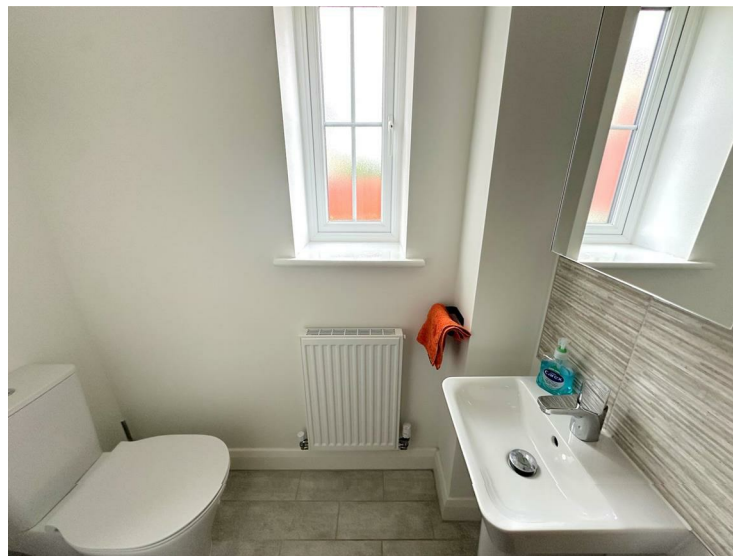
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Utility Room 8'3" x 5'6" (2.517m x 1.678m)



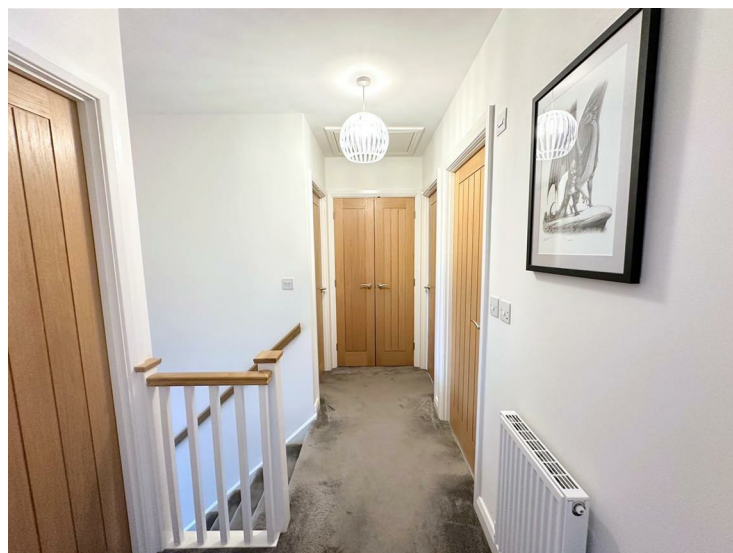
Incorporating fitted base units with complementary work surface over, plumbing for a washing machine, sink unit with mixer tap, door to side, vinyl flooring and a radiator.

Cloakroom/WC 5'6" x 2'10" (1.700m x 0.877m)



Incorporating a wash hand basin, WC, double glazed obscured window to rear, radiator, tiled floor, tiled splash area and extractor fan.

First Floor Landing



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



Bedroom One 13'2" x 11'0" to wardrobe front (4.016m x 3.371 to wardrobe front)



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

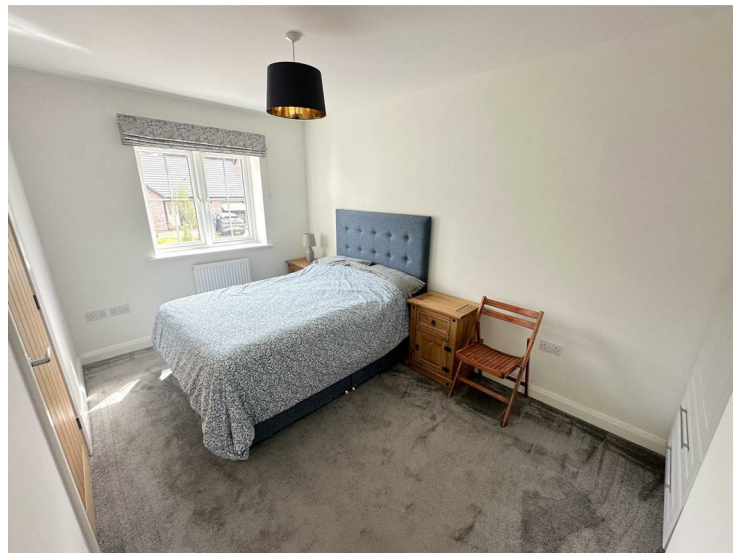
En Suite Shower Room 8'4" x 6'4" (2.554m x 1.932m)



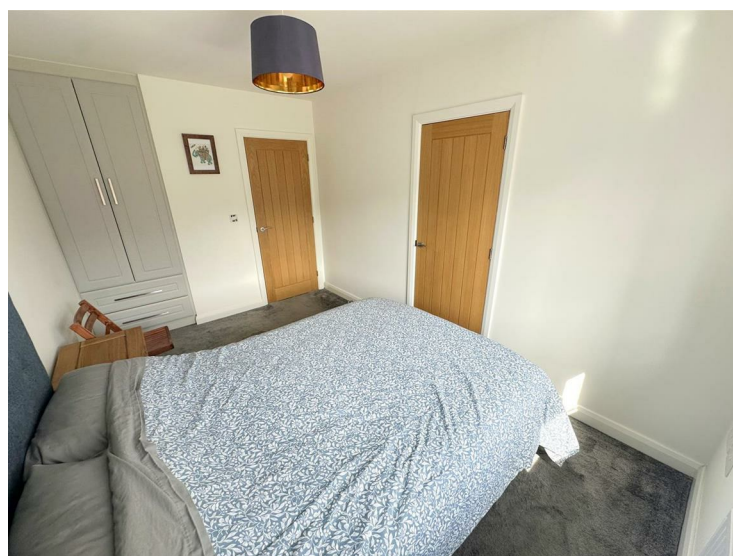
Incorporating a modern three piece suite comprising of a double shower cubicle, wash hand basin and WC. Double glazed obscured window to front, heated towel rail, tiled floor, tiled splash areas, inset ceiling lights and extractor fan.



Bedroom Two 12'10" x 8'5" (3.925m x 2.582m)



A double bedroom incorporating a double glazed window to front, radiator, fitted wardrobe/storage and cupboard housing the water cylinder.



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Bedroom Three 12'1" x 9'6" (3.688m x 2.905m)



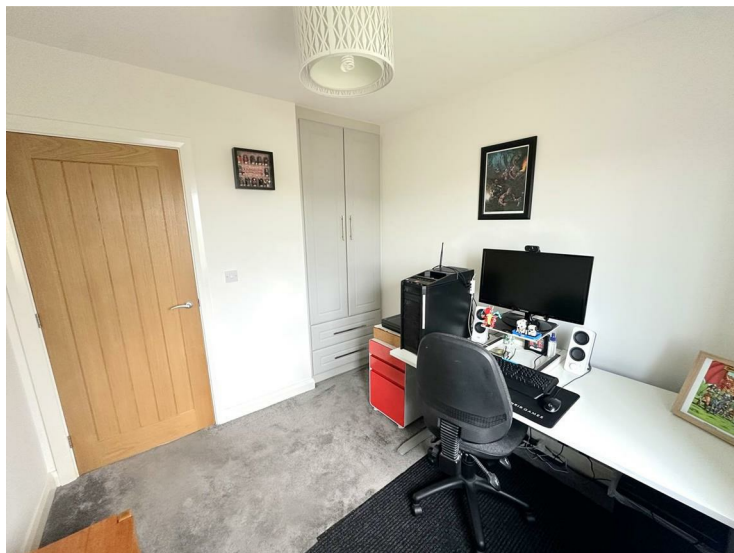
Bedroom Four 8'6" x 8'5" (2.601m x 2.585m)



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



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



Outside



Bathroom 8'6" x 6'11" (2.601m x 2.110m)



Incorporating a modern four piece suite comprising of a bath with mixer tap, shower cubicle, wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, tiled splash areas, tiled floor, inset ceiling lights and extractor fan.

The property is approached by block paved on site parking for two vehicles leading to the integral garage. There is also a lawn with hedging. To the rear of the property there is a generous sized enclosed garden with patio seating area, lawn area, garden shed, outside tap and gated access to the front.



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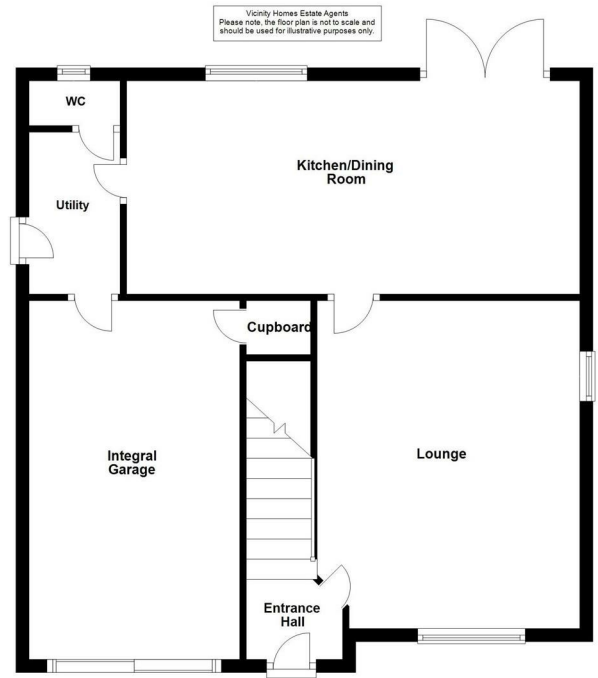
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Integral Garage 18'1" x 8'3" (5.532m x 2.522m)

Incorporating an up and over door, power, lighting and built in storage cupboard.

Floor Plan



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



Council Tax

Please note, the property is in Council Tax Band E.

Tenure

The property is Freehold.

EPC Band B

https://find-energy-certificate.service.gov.uk/energy-certificate/8890-7832-6040-1873-5226

Estate Agents Note

There is an annual development upkeep fee of approximately £274.00.

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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