



**40 Dalesman Drive, Carlisle, CA1 3TH**

**Offers in the region of  
£280,000**

Vicinity Homes are delighted to offer to the market this spacious, bay fronted, detached family home situated in a cul-de-sac location on a sought after residential development to the South of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary Schools and has excellent access to the M6 and surrounding villages. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge, modern utility room and a modern dining kitchen with integrated appliances and french doors leading to the garden room. To the first floor there are four bedrooms, master en suite shower room and a family bathroom. The property also benefits from double glazing, central heating, on site parking for several vehicles, garage and gardens to front & rear. Viewing 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

Proceed South along London Road. Turn left at the traffic lights onto Cumwhinton Road and continue on this road. At the round about take the first left onto Garlands Road. Turn left onto Hunters Crescent and left again onto Dalesman Drive. Turn right off Dalesman 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, laminate floor, coving to the ceiling, built in storage cupboard and stairs to the first floor.

### Cloakroom/WC 5'9" x 2'9" (1.765m x 0.860m)

Incorporating a wash hand basin set to vanity unit, WC, double glazed obscured window to front, heated towel rail, laminate floor, tiled splash areas and inset ceiling lights.

### Modern Dining Kitchen 26'1" x 9'3" (7.958m x 2.836m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated induction hob with cooker hood over. Integrated fridge, integrated

dishwasher, integrated microwave and 1.5 sink unit with mixer tap. Double glazed window to rear, radiator, laminate floor and double glazed french doors to the garden room.



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

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**Utility Room 9'3" x 5'1" (2.839m x 1.559m)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, plumbing for a washing machine, space for a tumble drier and an integrated freezer. Door to rear, radiator, laminate floor, sink unit with mixer tap, tiled splash areas, extractor fan and loft access.



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**Garden Room 13'11" x 10'9" (4.260m x 3.293m)**



Incorporating double glazed french doors to side, radiator and panelled ceiling.

**Lounge 17'6" x 15'2" (5.340m x 4.630m)**



Incorporating a double glazed bay window to front, two radiators, under stairs storage cupboard and coving to the ceiling.



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## First Floor Landing



Incorporating loft access.

**Bedroom One 11'11" max x 11'5" max (3.638m max x 3.494m max)**



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



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**En Suite Shower Room 5'5" max x 5'11" max (1.659m max x 1.810m max)**



Incorporating a modern two piece suite comprising of a double shower cubicle and a wash hand basin set to vanity unit. Tiled splash areas & splash panels, heated towel rail, panelled ceiling, inset ceiling lights, extractor fan, laminate floor and built in storage cupboards.

**Bedroom Two 11'11" x 9'6" (3.637m x 2.920m)**



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



**Bedroom Three 10'1" max x 9'2" (3.075m max x 2.798m)**



Incorporating two double glazed windows to front and a radiator.

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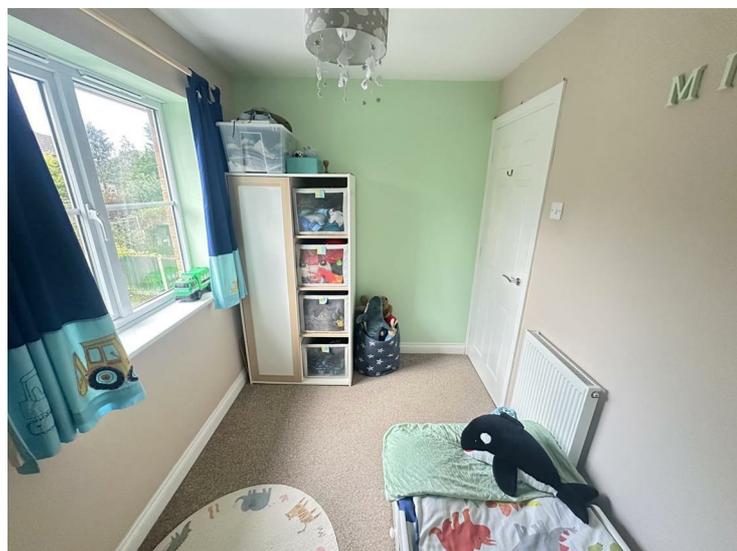
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**Bedroom Four 9'2" x 6'5" (2.806m x 1.965m)**



Incorporating a double glazed window to rear and a radiator.



**Bathroom 7'3" x 6'0" (2.215m x 1.842m)**



Incorporating a three piece suite comprising of a bath with shower attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to side, radiator, tiled floor, tiled splash areas, extractor fan and inset ceiling lights.



**Outside**



The property is approached by ample on site parking for several vehicles leading to the garage. There is also a lawn area, flower & shrub beds and two outside power points. To the rear of the property there is a good sized enclosed garden with lawn area, patio seating area, outside tap, outside power point and flower & shrub beds.



**Garage 17'9" x 8'7" (5.412m x 2.639m)**

Incorporating an up and over door, power, lighting, tap, loft access and a side door.

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## Floor Plan



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

## Tenure

The property is Freehold.

## Council Tax

The property is in Council Tax Band D.

## EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/5432-6424-5100-0974-5292>

## 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

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](mailto: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](mailto:sales@vicinityhomes.co.uk) to arrange an appointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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