



9 Croft Park, Wetheral, Carlisle, CA4 8JH

**Offers in the region of
£465,000**

Vicinity Homes are delighted to offer to the market this deceptively spacious, four bedroom detached house situated within the sought after village of Wetheral. The village boasts a Post Office, village shop, Pubs, Restaurant and Hotel/Leisure Club. It has a regular bus route, Railway Station and has excellent access onto the A69 and the M6. The accommodation briefly comprises of an entrance porch, hallway, cloakroom/WC, lounge, study, conservatory, dining room, dining kitchen and a utility room. To the first floor there are four good sized bedrooms, modern master en suite shower room and a modern four piece bathroom. The property also benefits from double glazing, central heating, on site parking for several vehicles, integral store & workshop (garage split into two rooms) and landscaped gardens to front and rear. Viewing of this substantial home is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family.

Directions

Proceed East along the A69 heading towards Brampton. Turn right where signposted for Wetheral. Follow this road into the village. Turn right at the T junction and right again onto Scotby Road. Turn left onto Croft Park and follow this road. The property is situated on the corner of the cul-de-sac on the left hand side.

Entrance Porch

Approached by a door to front, incorporating a double glazed window to side, double glazed window to front and panelled ceiling.

Hallway



Incorporating a radiator, two built in storage cupboards, coving to the ceiling, LVT flooring and stairs to the first floor.



Dining Kitchen 13'9" x 12'11" (4.204m x 3.955m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, two pull out larder units, two Le Mans corner units, two integrated ovens (one is hide & slide) and a five ring gas hob and a cooker hood over. Integrated fridge, integrated microwave, integrated dishwasher, splash backs and 1.5 sink unit with mixer tap. Double glazed window to rear, radiator, LVT flooring, inset ceiling lights and coving to the ceiling.

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Utility Room 9'7" x 8'11" (2.923m x 2.741m)



Incorporating a range of fitted wall and base units with work surface over, plumbing for a washing machine, space for a tumble drier and sink unit with mixer tap. Tiled splash areas, double glazed window to side, door to rear, door into the workshop/store, radiator and tiled floor.



Dining Room 15'5" x 9'9" (4.715m x 2.976m)



Incorporating a double glazed window to front, radiator and coving to the ceiling.

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Cloakroom/WC 9'0" max x 5'10" min x 5'10" (2.757m max x 1.782m min x 1.788m)



Incorporating a double glazed obscured window to rear, radiator, pedestal wash hand basin, WC, tiled splash areas and coving to the ceiling.



Lounge 19'8" x 12'11" (6.007m x 3.946m)



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





Study 12'11" x 9'8" (3.944m x 2.951m)



Incorporating double glazed patio doors to rear, radiator, coving to the ceiling and fitted desk & units.

Conservatory 9'9" x 9'7" (2.980m x 2.927m)



Incorporating double glazed french doors to rear.



First Floor Landing



Incorporating a double glazed window to rear, radiator, loft access with pull down ladder and a built in storage cupboard with a radiator.



Bedroom One 13'2" x 12'11" to wardrobe front (4.036m x 3.960m to wardrobe front)



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



En Suite Shower Room 8'9" x 3'10" (2.682m x 1.183m)



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 front, electric heater, tiled splash areas, vinyl flooring, splash panels and extractor fan.



Bedroom Two 13'0" max x 9'8" (3.979m max x 2.958m)



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





Bedroom Three 10'11" x 8'6" (3.344m x 2.608m)



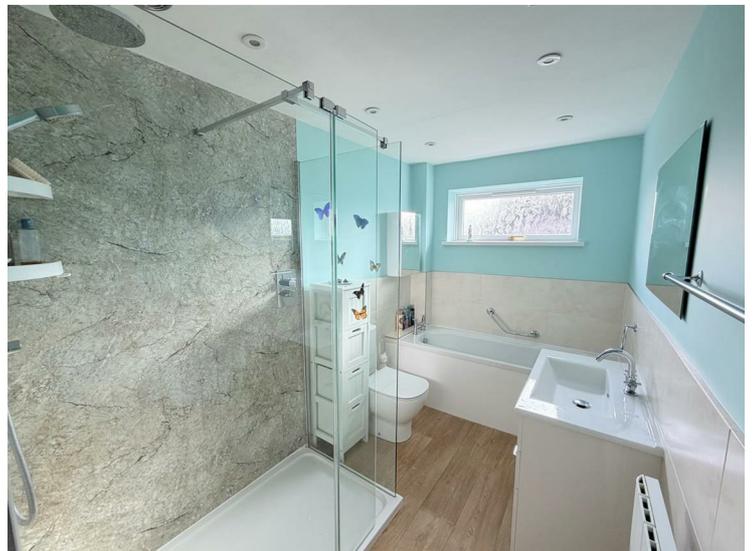
Bedroom Four 10'11" x 8'5" (3.332m x 2.579m)

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

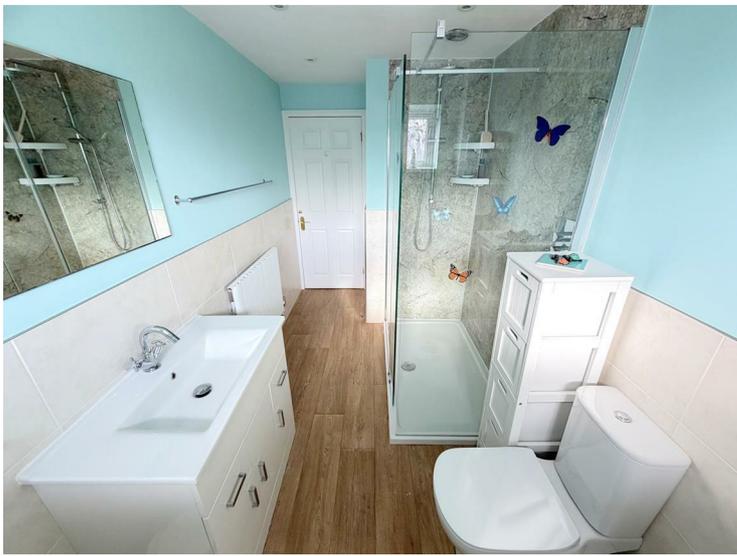


A double bedroom incorporating a double glazed window to side, radiator and fitted wardrobe/storage.

Bathroom 10'2" x 6'0" (3.115m x 1.852m)



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



Outside



The property is approached by on site parking for approximately three vehicles, a shillied seating area and flower & shrub beds. To the rear of the property there is an enclosed landscaped garden with lawn area, patio seating areas, resin pathway, flower & shrub beds, outside power point, outside tap and gated access to the front.



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**Single Garage - Split Into A Workshop & Store 9'8" x 19'1"
(2.971m x 5.833m)**

Workshop 11'0" x 9'8" (3.366m x 2.966m)

Incorporating a double glazed window to side, work benches, power and lighting.

Store 9'8" x 7'9" (2.971m x 2.383m)

Incorporating an electric roller door, fitted units, power and lighting.

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/0220-1211-7606-7023-0504>

Council Tax

The property is in Council Tax Band E.

Tenure

The property is Freehold.

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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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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	