



62 Watermans Walk, Carlisle, CA1 3TU

Offers over £300,000

Vicinity Homes are delighted to offer to the market this immaculately presented and extended, four bedroom detached family home situated within a cul-de-sac in the sought after Carleton Grange Development which is located to the South of Carlisle City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary Schools and has excellent access onto the M6 Motorway and the Southern City Bypass. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge, dining room, garden room, modern breakfast kitchen with french doors and a utility room. To the first floor there are four bedrooms, two en suite shower rooms and a modern family bathroom. The property also benefits from double glazing, central heating, ample on site parking and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. This would be an ideal purchase for a family!

Directions

Proceed South along London Road. Turn left at the traffic lights onto Cumwhinton Road. Take the first left at the round about onto Garlands Road. Turn left onto Hunters Crescent and left onto Watermans Walk. Turn right at the first T junction and right again. The property is situated straight ahead and can be identified by our "For Sale" sign.

Entrance Hallway



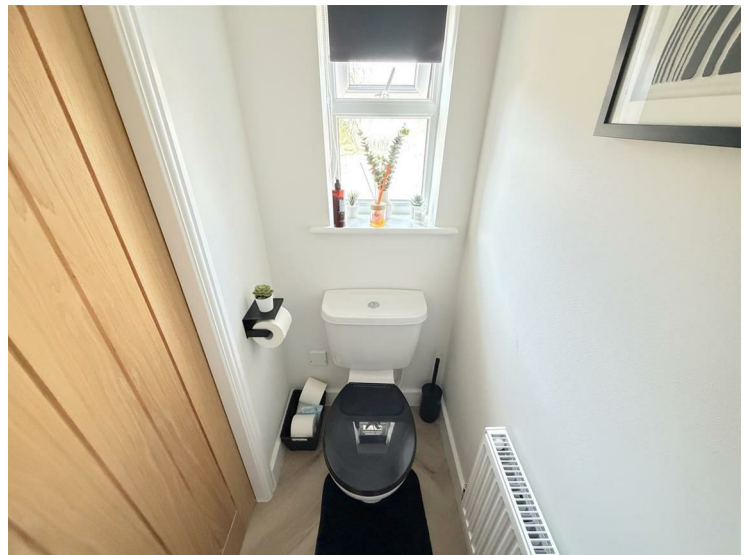
Approached by a door to front, incorporating vinyl flooring, radiator, coving to the ceiling and stairs to the first floor.



Cloakroom/WC 5'4" x 2'9" (1.633m x 0.842m)



Incorporating a pedestal wash hand basin, WC, double glazed obscured window to front, radiator, vinyl floor and tiled splash areas.



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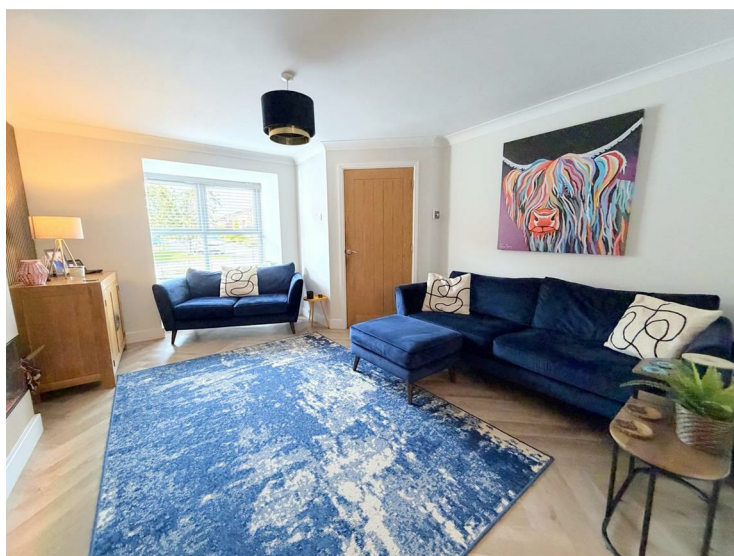
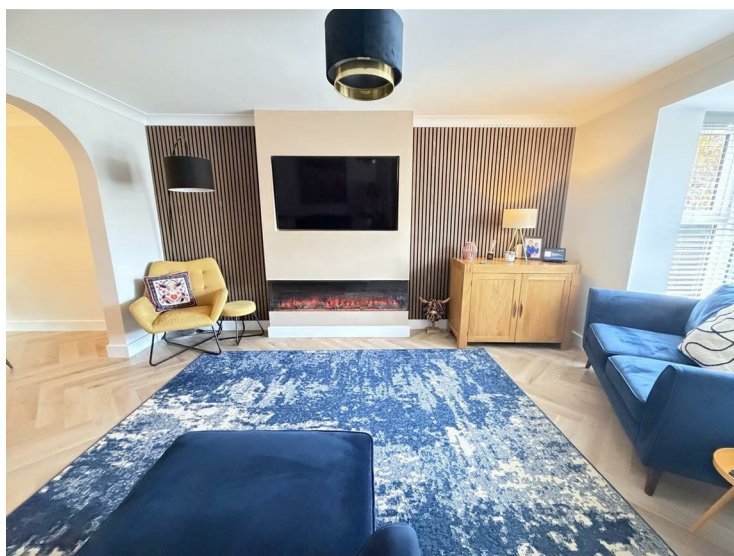
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Lounge 17'7" max x 12'4" (5.372m max x 3.768m)



Incorporating a double glazed bay window to front, two radiators, vinyl flooring, coving to the ceiling and a media wall with electric fire.



Dining Room 11'2" x 8'1" (3.425m x 2.464m)



Incorporating double glazed french doors to rear, radiator, vinyl flooring and coving to the ceiling.



Garden Room 12'4" x 8'5" (3.763m x 2.583m)



Incorporating a door to side, vinyl flooring, radiator, inset ceiling lights and double glazed windows to rear and side.



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Breakfast Kitchen 16'4" x 11'2" (4.991m x 3.427m)



Incorporating a range of modern fitted wall and base units with complementary polished concrete work surface over, island unit with breakfast bar, integrated oven and integrated hob with cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, integrated dishwasher, integrated microwave and space for a fridge/freezer. Double glazed french doors to rear, double glazed window to rear, tiled floor, two radiators, inset ceiling lights, under stairs storage cupboard and coving to the ceiling.



Utility Room 9'1" x 7'10" (2.779m x 2.412m)



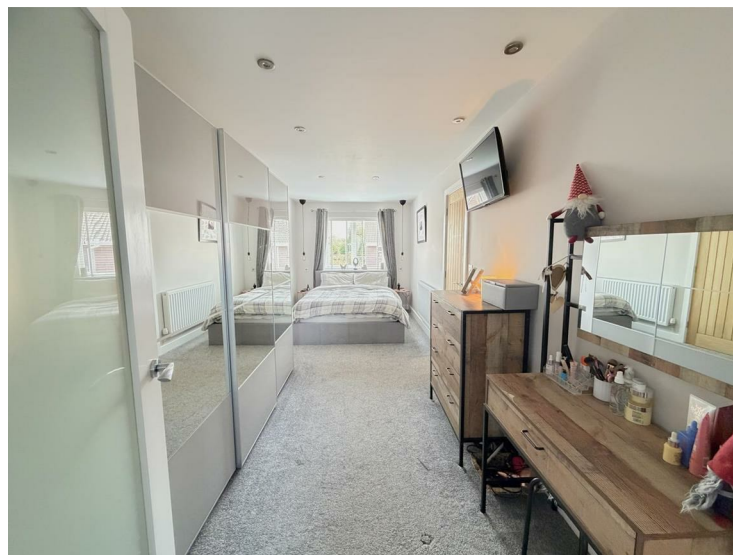
Incorporating a range of fitted wall and base units with complementary work surface over, plumbing for a washing machine, space for a tumble drier, sink unit with mixer tap, door to side, door into the store and door into the kitchen.

First Floor Landing



Incorporating a built in storage cupboard and loft access with a pull down ladder. The loft is part boarded.

Bedroom One 20'4" x 7'11" (6.200m x 2.437m)



A double bedroom incorporating a double glazed window to rear, radiator and inset ceiling lights.

Store 8'8" x 8'9" (2.654m x 2.670m)

Incorporating an up and over door, tap and light.

En Suite Shower Room 7'0" x 5'6" (2.150m x 1.685m)

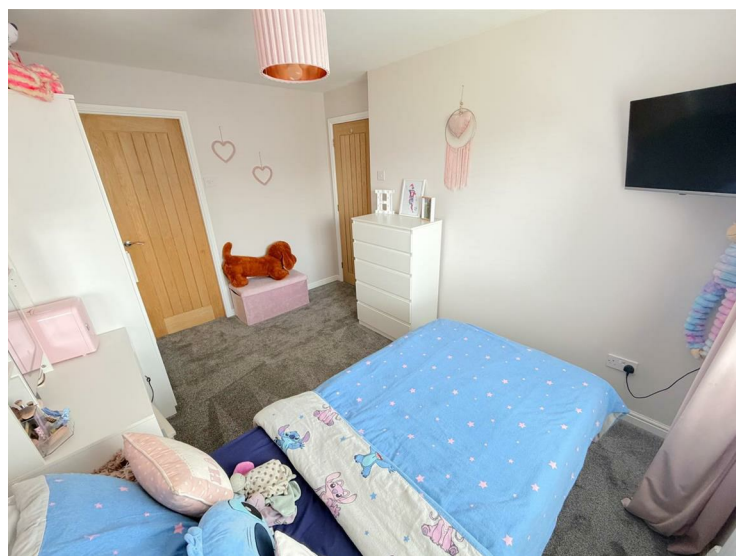
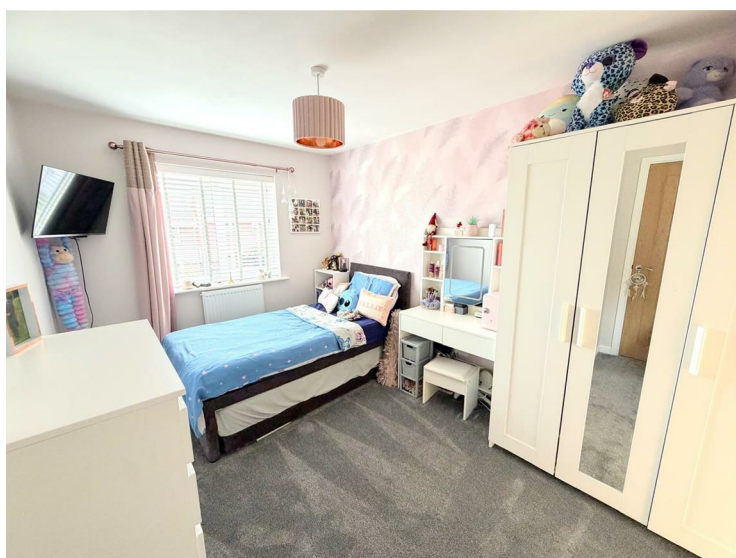


Incorporating a modern three piece suite comprising of a walk in double shower cubicle with waterfall shower & attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to front, heated towel rail, tiled floor, tiling to all walls, extractor fan, panelled ceiling and inset ceiling lights.



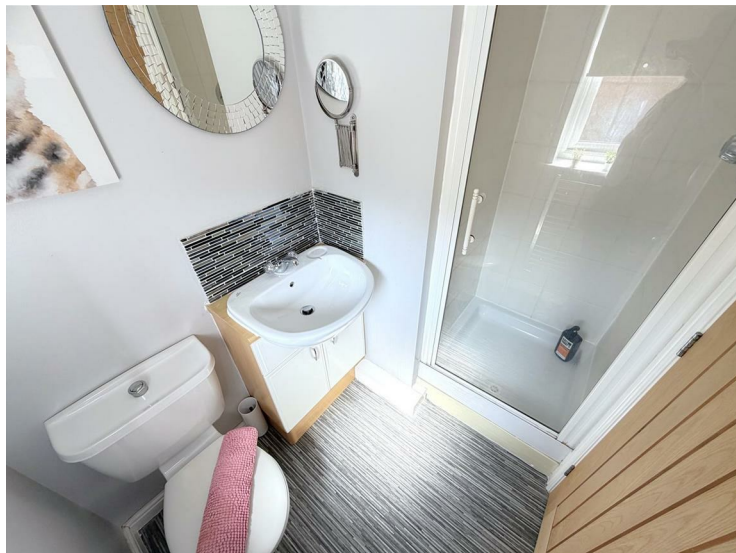


Bedroom Two 12'1" x 8'5" (3.689m x 2.584m)

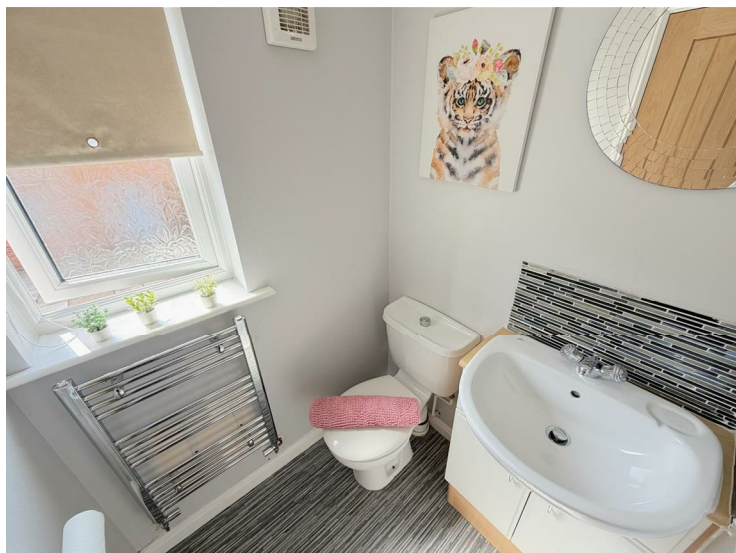


A double bedroom incorporating a double glazed window to rear and a radiator.

En Suite Shower Room 6'9" x 4'5" (2.059m x 1.369m)



Incorporating a three piece suite comprising of a shower cubicle, wash hand basin and WC. Double glazed obscured window to side, heated towel rail, tiled splash areas and extractor fan.



Bedroom Three 9'3" x 9'1" (2.822m x 2.791m)



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



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Bedroom Four 8'6" x 6'10" (2.613m x 2.087m)



Bathroom 7'8" x 6'2" (2.346m x 1.880m)



Incorporating a double glazed window to rear and a radiator.



Incorporating a modern three piece suite comprising of a bath with mixer tap & shower attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to front, heated towel rail, tiled floor, tiled splash areas, inset ceiling lights and extractor fan.

Outside



The property is approached by ample on site parking for several vehicles, lawn area, shillied area and outside power point. To the rear of the property there is a good sized enclosed garden with patio seating area, lawn area, timber decked seating area and raised flower & shrub beds. Shillied area, shed, hot tap, cold tap, outside power point and gated access to the front.





Floor Plan



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



Tenure

The property is Freehold.

EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/8500-5876-9002-1625-0302>

Council Tax

The property is in Council Tax Band D.

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



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