



23 Haycock Lane, Carlisle, CA2 6QN

Offers over £350,000

Vicinity Homes are delighted to offer to the market this stunning, four double bedroom detached family home situated within a cul-de-sac in The Beeches Development which is located to the West of Carlisle City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools and has excellent access to the City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge with multi fuel stove, dining kitchen with a range of integrated appliances, utility room, play room and a garden room with french doors to the garden. To the first floor there are four 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 three vehicles, store with up and over door and a good sized landscaped garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family.

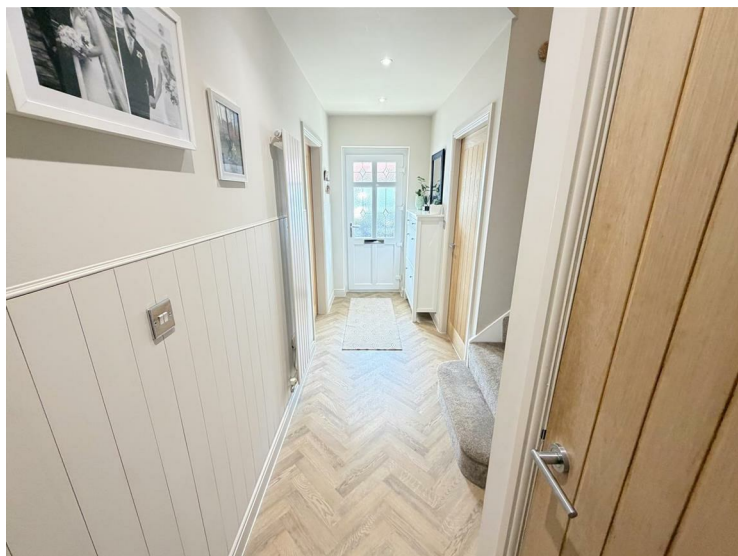
Directions

Proceed West along Wigton Road. Turn right onto Glaramara Drive and right onto Whitfell Avenue. Continue onto Haycock Lane. The property is situated in a cul-de-sac and can be identified by our "For Sale" sign.

Entrance Hallway



Approached by a door to front, incorporating a radiator, under stairs storage cupboard, inset ceiling lights and stairs to the first floor.



Cloakroom/WC 7'0" x 3'6" (2.140m x 1.072m)



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

Lounge 14'7" x 10'8" (4.455m x 3.273m)



Incorporating a double glazed window to front, radiator and multi fuel stove.



Dining Kitchen 19'5" x 12'6" max x 7'8" (5.935m x 3.825m max x 2.340m)



Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Integrated microwave, integrated dishwasher, integrated fridge and integrated freezer. Tiled splash areas, 1.5 sink unit with mixer tap, double glazed window to rear, radiator and laminate floor.



Garden Room 12'2" x 8'11" (3.719m x 2.735m)



Incorporating double glazed french doors to side, two double glazed skylights to side, laminate floor and an electric radiator.

First Floor Landing



Incorporating a radiator and loft access. The loft is part boarded.

Utility Room 9'1" x 5'3" (2.771m x 1.608m)



Incorporating a range of fitted wall and base units with complementary work surface over, plumbing for a washing machine, sink unit with mixer tap, double glazed window to rear, door to rear, laminate floor, extractor fan and radiator.

Play Room/Office 11'2" x 9'0" (3.407m x 2.759m)

Incorporating a double glazed window to side, radiator and laminate floor. This room and the store were previously the garage.

Store 9'3" x 5'9" (2.841m x 1.760m)

Incorporating an up and over door, power, lighting and tap. This room and the play room were previously the garage.





Bedroom One 10'11" x 10'4" (3.334m x 3.174m)



A double bedroom incorporating a double glazed window to rear, radiator and built in storage cupboard.



En Suite Shower Room 7'2" x 4'4" (2.187m x 1.326m)



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



Bedroom Two 15'4" max x 9'1" (4.697m max x 2.780m)



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



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Bedroom Three 9'6" x 8'3" (2.903m x 2.525m)



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



Bedroom Four 11'0" x 7'0" (3.357m x 2.151m)



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

Bathroom 9'1" max x 8'1" max (2.773m max x 2.480m max)



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 splash areas, inset ceiling lights and cupboard housing the tank.



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Outside



The property is approached by on site parking for three vehicles and a lawn area. To the rear of the property there is a good sized landscaped garden with patio seating area, lawn area, flower & shrub beds, hot tap, cold tap 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/0864-3901-0209-3590-2200>

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

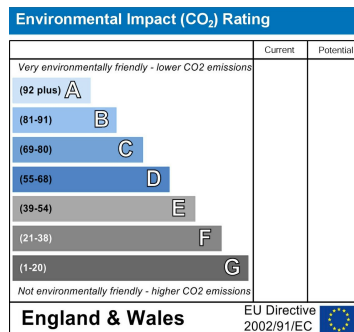
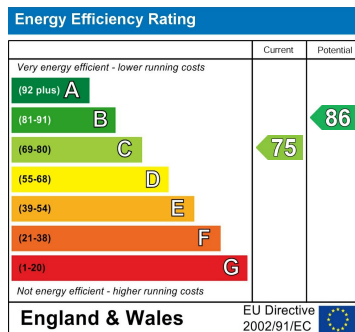
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

Mailing List

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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.



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