



15 Goodwood Drive, Carlisle, CA2 4QW

**Offers in the region of
£300,000**

Vicinity Homes are delighted to offer to the market this stunning, four bedroom, detached family house situated within the sought after Story Homes The Ridings Development which is located to the South of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has excellent access to the City Centre, the Southern City Bypass and the M6 Motorway. The accommodation is immaculate throughout and briefly comprises of an entrance hallway, modern kitchen with a range of integrated appliances, cloakroom/WC and a dining lounge with french doors to the rear garden. To the first floor there are four good sized bedrooms, master en suite shower room and a family bathroom. The property also benefits from double glazing, central heating, block paved driveway for two vehicles, integral garage and a garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer.

Directions

From Carlisle City Centre proceed South along Currock Road. At the round about take the second exit onto Blackwell Road. Continue on this road and onto Durdar Road. Turn left onto The Ridings Development. Continue on this road. Turn right onto Goodwood Drive. Follow the road. 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, stairs to the first floor and french doors into the dining lounge.



Kitchen 9'10" x 9'9" (3.010m x 2.985m)



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. Tiled splash areas, 1.5 sink unit with mixer tap, plumbing for a washing machine, integrated dishwasher, integrated fridge and integrated freezer. Two double glazed windows to front, radiator, laminate floor and inset ceiling lights.

Cloakroom/WC 6'1" x 3'4" (1.875m x 1.027m)



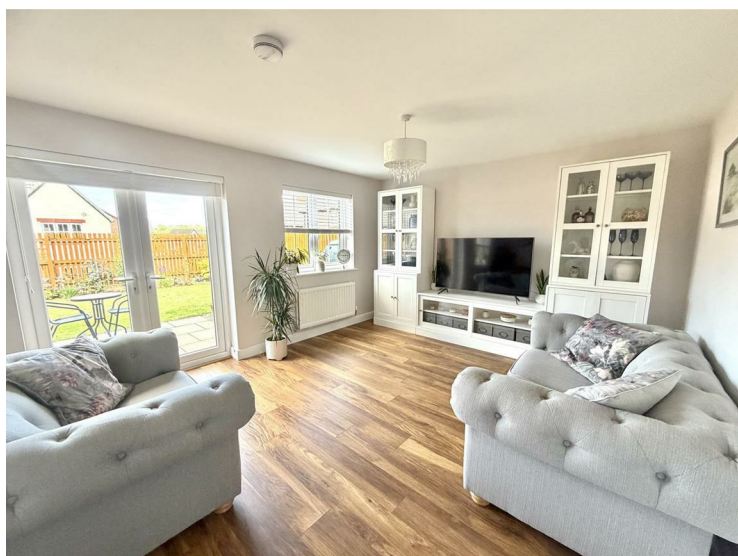
Incorporating a pedestal wash hand basin, WC, radiator, tiled splash areas, laminate floor and extractor fan.

Dining Lounge 22'6" x 12'3" (6.859m x 3.738m)



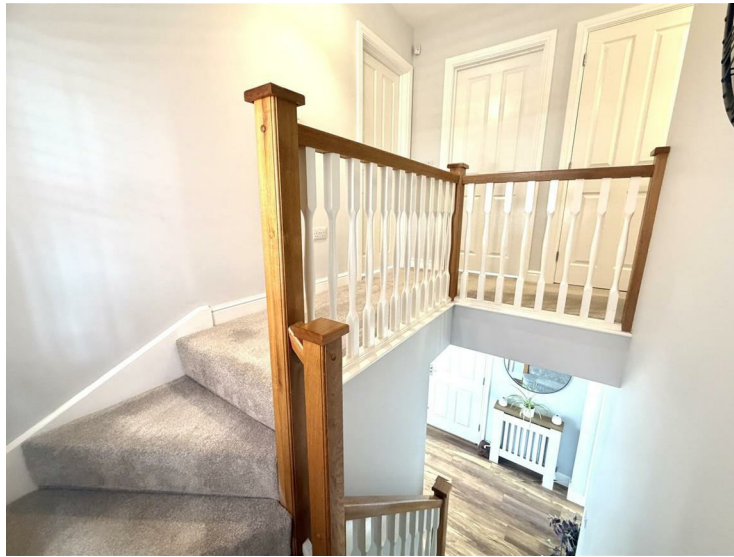
Incorporating two double glazed windows to rear, double glazed french doors to rear, two radiators and laminate floor.





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E: sales@vicinityhomes.co.uk

First Floor Landing



Incorporating a radiator, double glazed window to side, built in cupboard housing the tank and a loft access point with pull down ladder. The loft is part boarded.



Bedroom One 11'7" x 10'11" (3.540m x 3.328m)



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



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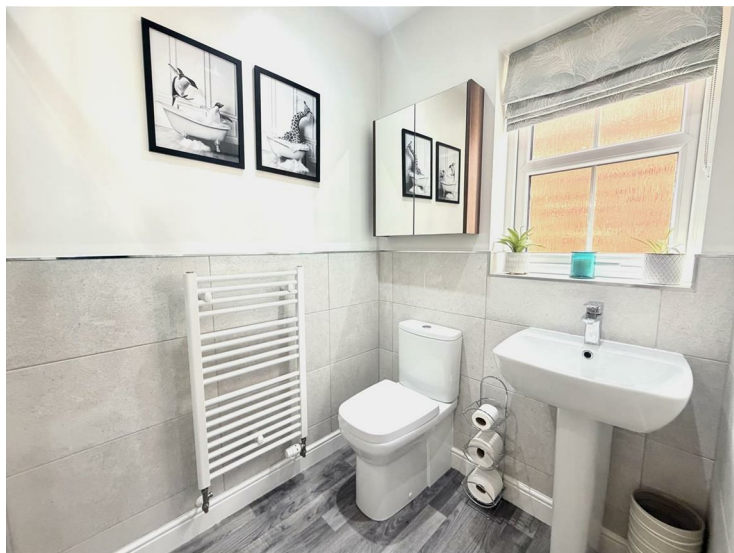
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En Suite Shower Room 8'1" x 4'10" (2.479m x 1.481m)



Incorporating a modern three piece suite comprising of a shower cubicle, 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 11'2" x 10'7" (3.410m x 3.228m)



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

Bedroom Three 10'11" x 9'4" (3.331m x 2.866m)



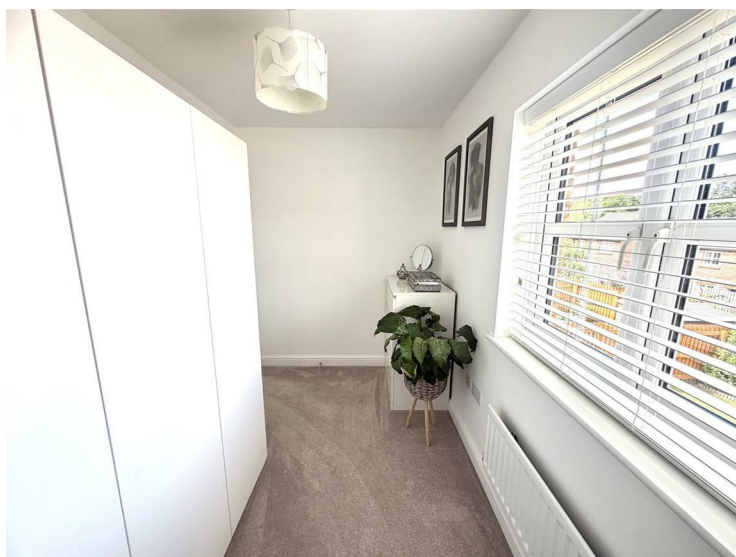
A double bedroom incorporating a double glazed window to front and a radiator.



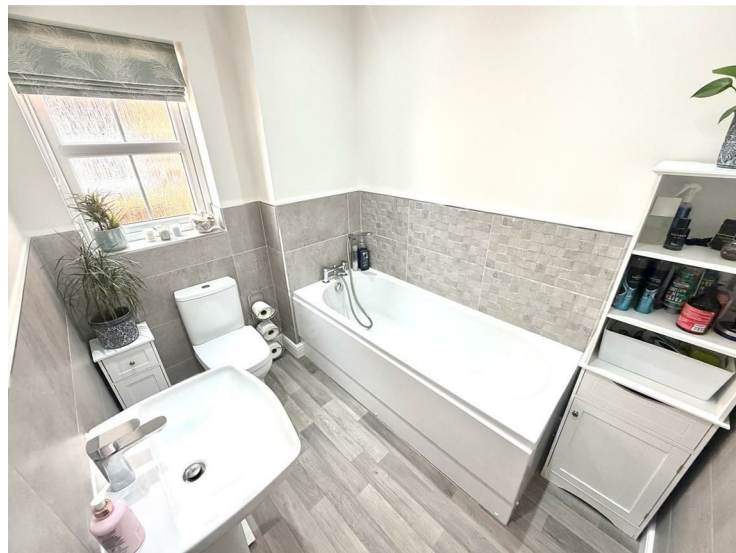
Bedroom Four 11'2" x 6'5" (3.407m x 1.959m)



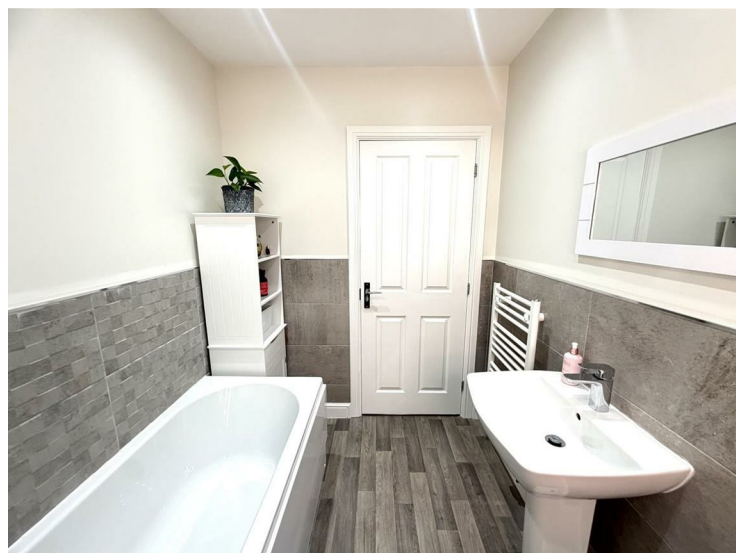
Incorporating a double glazed window to rear and a radiator.



Bathroom 7'10" x 6'0" (2.390m x 1.834m)



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



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Outside



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



Integral Garage 16'10" x 7'9" (5.137m x 2.376m)

Incorporating an up and over door, power, lighting and door into the hallway.

Floor Plan



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

EPC Band B

<https://find-energy-certificate.service.gov.uk/energy-certificate/8453-7831-5490-4338-6906>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band D.

Estate Agents Note

Please note, there is an annual development upkeep fee. We have been informed the annual upkeep fee was approximately £98.00 for 2025/26.

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.

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Free, No Obligation Valuation

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