



63 Maxwell Drive, Kingstown, Carlisle, CA6 4EB

**Offers in the region of
£340,000**

Vicinity Homes are delighted to offer to the market this immaculately presented & spacious, four double bedroom detached house situated on the sought after Story Homes Crindledyke Farm Development located to the North 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 into the City Centre, M6 Motorway and the Western City Bypass. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, dining lounge with french doors and a modern dining kitchen with a range of integrated appliances and french doors to the rear garden. To the first floor there is a gallery landing, four double bedrooms, master en suite shower room and a four piece family bathroom. The property also benefits from double glazing, central heating, block paved on site parking for two vehicles, integral garage, front garden and a good sized rear South East facing garden. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!

Directions

Proceed North along Parkhouse Road. Turn left onto Crindledyke Lane and continue straight ahead. Turn left onto Maxwell Drive. The property is situated on the left hand side.

Entrance Hallway



Approached by a door to front, incorporating a double glazed window to front, radiator, under stairs storage cupboard, coving to the ceiling, LVT flooring and stairs to the first floor.



Dining Kitchen 20'4" x 12'8" (6.222m x 3.880m)



Incorporating a range of modern fitted wall and base units with complementary Quartz work surface over, integrated Bosch oven, integrated Bosch combi oven/microwave and an integrated hob with cooker hood over. Sink unit with mixer tap, tiled splash areas, integrated dishwasher and integrated fridge. Plinth lighting, double glazed window to rear, double glazed french doors to rear, LVT flooring and radiator.



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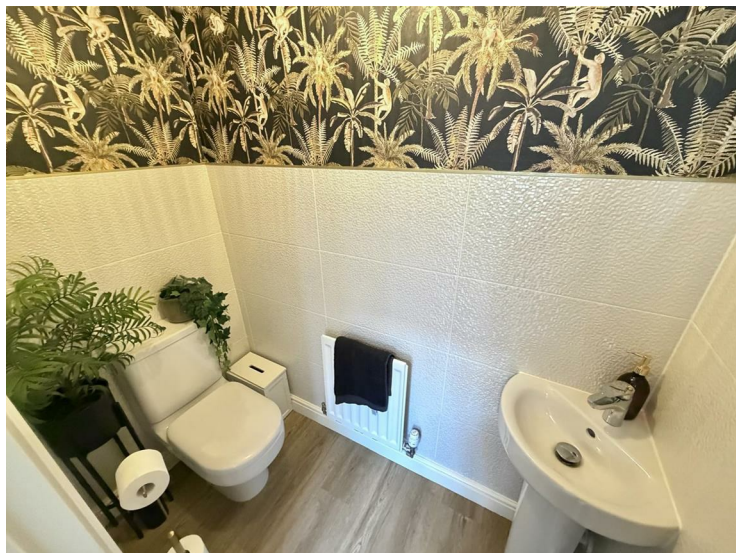
Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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Cloakroom/WC 6'1" x 3'1" (1.865m x 0.964m)



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

Dining Lounge 25'7" x 12'6" (7.813m x 3.819m)



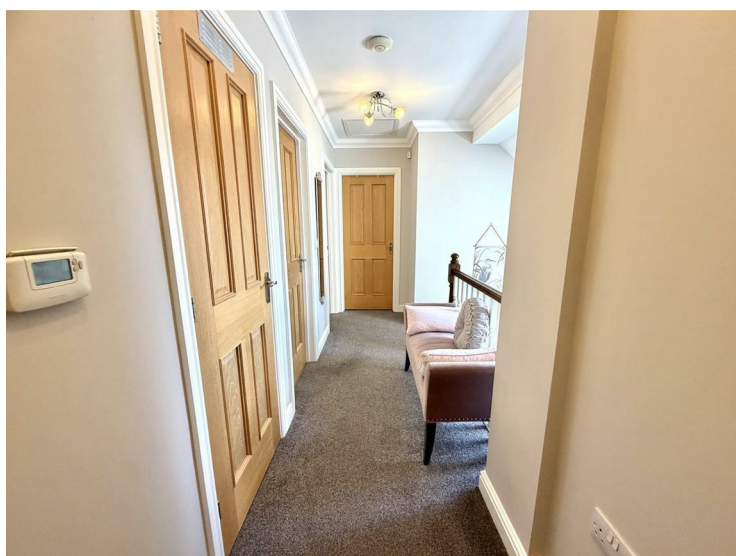
Incorporating double glazed french doors to rear, double glazed window to front, radiator, feature fireplace and coving to the ceiling.





First Floor Gallery Landing

Bedroom One 12'6" x 11'6" (3.812m x 3.524m)



Incorporating a double glazed skylight to front, radiator, built in storage cupboard and loft access.

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

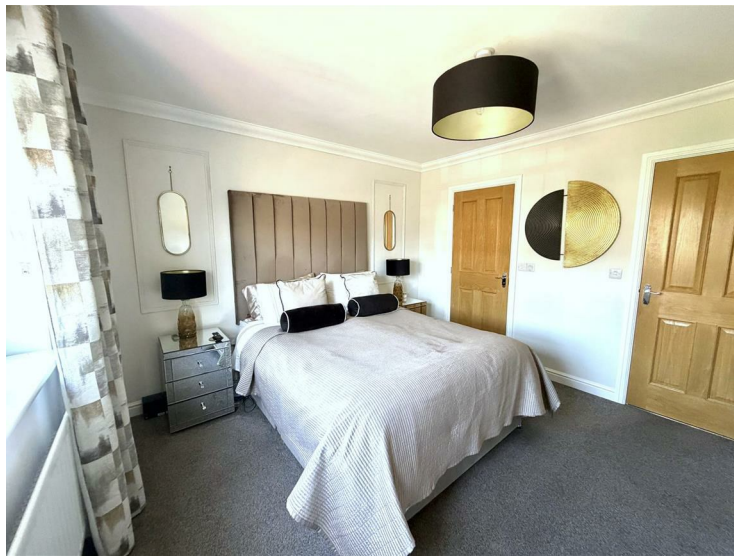


En Suite Shower Room 7'1" x 3'10" (2.182m x 1.184m)



Incorporating a modern three piece suite comprising of a double 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 12'2" x 9'8" (3.731m x 2.955m)



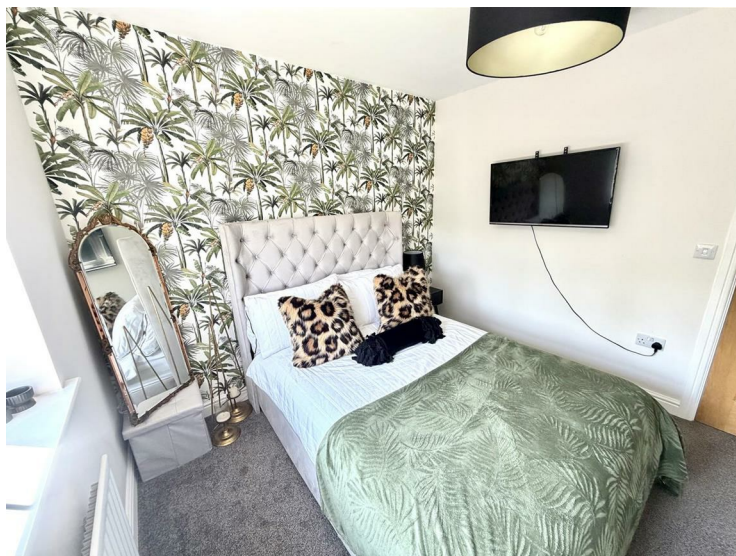
A double bedroom incorporating a double glazed window to rear and a radiator.

Bedroom Three 10'5" x 9'7" (3.177m x 2.943m)

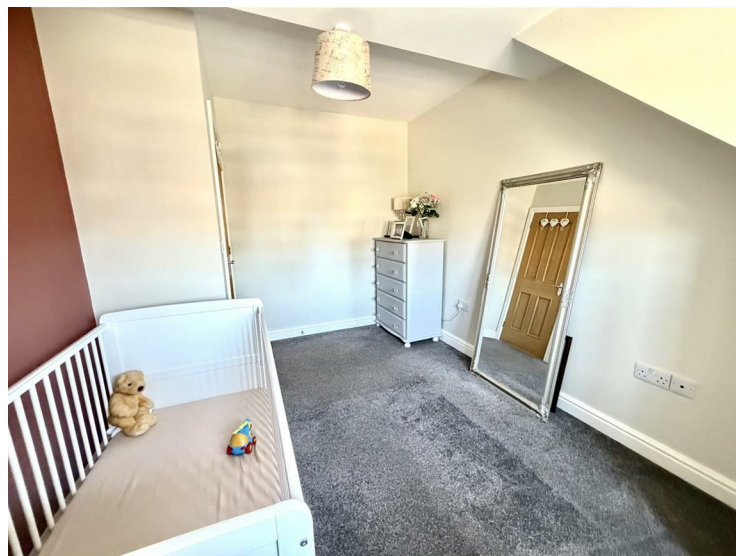


A double bedroom incorporating a double glazed window to rear and a radiator.

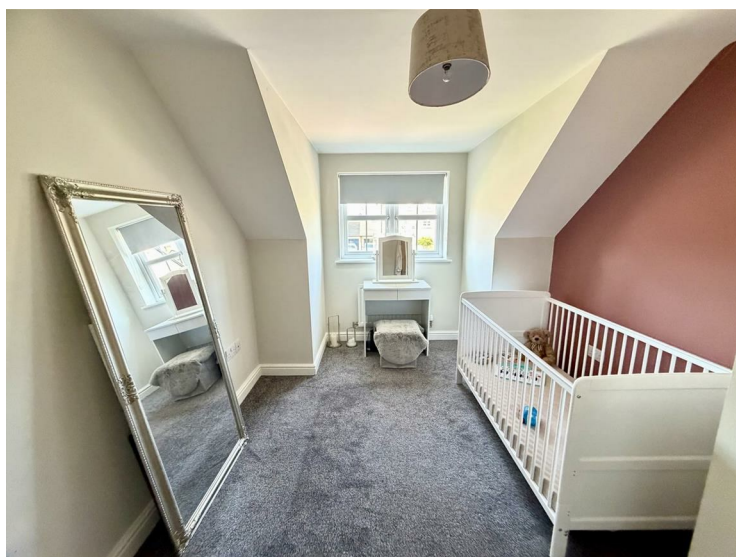




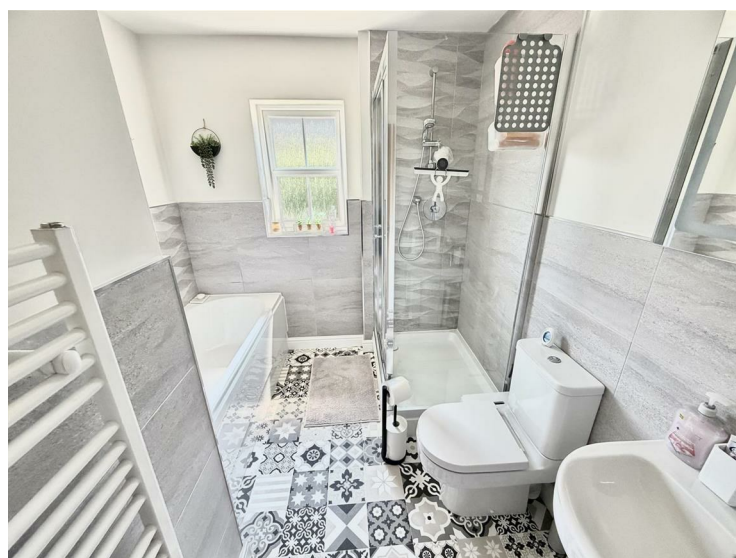
Bedroom Four 12'11" max x 8'11" max (3.939m max x 2.722m max)



Bathroom 9'3" x 7'7" (2.834m x 2.312m)



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



A modern four piece suite comprising of a bath with mixer tap & shower attachment, shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, tiled splash areas, inset ceiling lights and extractor fan.

Outside



The property is approached by block paved on site parking for two vehicles leading to the integral garage. There is also a lawn area with flower & shrub beds. To the rear of the property there is a good sized, South East facing garden with a lawn area, patio seating areas, flower & shrub beds, outside tap, outside power point and gated access to the front.



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Integral Garage 16'10" x 8'11" (5.152m x 2.720m)

Incorporating an up and over door, power, lighting and tap.

Floor Plan



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

EPC Band TBC

The previous EPC has expired. A new EPC has been ordered. More information to follow.

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band D.

Estate Agents Note

We are informed there is an annual upkeep fee for the development which was £151.00.

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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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