



4 Raisbeck Close, Carlisle, CA3 0FN

**Offers in the region of
£290,000**

Vicinity Homes are delighted to offer to the market this spacious detached house situated within the popular modern Persimmon Homes Tarraby View Development which is located to the North of City Centre. The property is close to a range of local amenities, regular bus route, popular Primary Schools and has excellent access to the City Centre, Western City Bypass and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, play room/study, lounge, utility room, cloakroom/WC and a dining kitchen with double glazed french doors to the 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, drive way, garage and a garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. All potential purchasers must be approved via application to Heylo Housing.

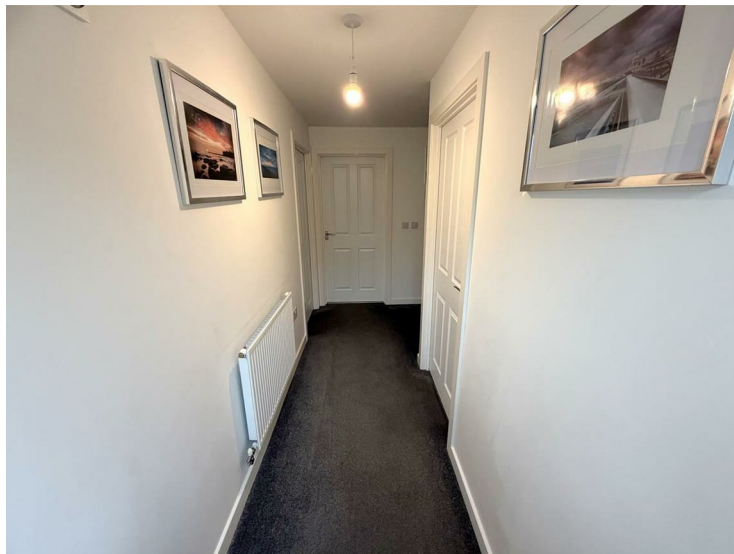
Directions

Proceed North along Stanwix Bank and onto Scotland Road. Continue on this road onto Kingstown Road. Turn right at the traffic lights onto Windsor Way. At the T junction turn right onto Edderside Drive. Turn right onto Raisbeck Close. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Entrance Hallway



Approached by a door to front, incorporating a radiator and stairs to the first floor.



Lounge 13'3" x 10'9" (4.043m x 3.283m)



Incorporating a double glazed window to front and a radiator.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

Play Room/Study 10'7" x 9'11" (3.242m x 3.033m)



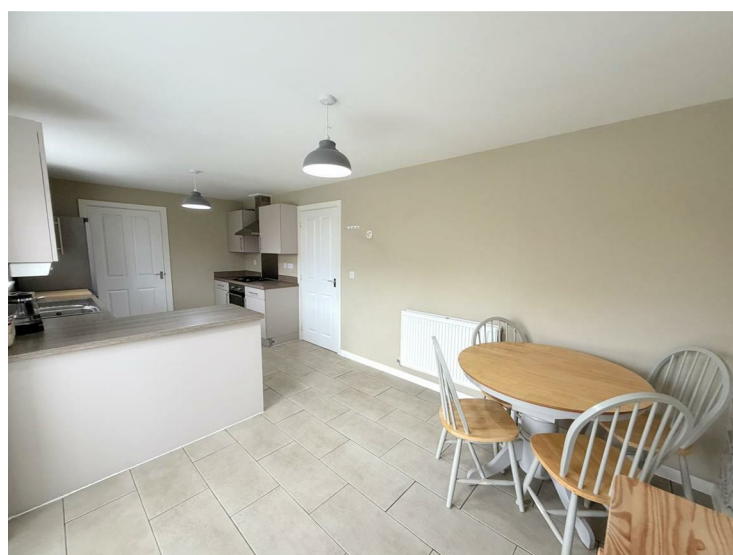
Incorporating a double glazed window to front and a radiator.



Dining Kitchen 20'2" x 9'5" (6.171m x 2.877m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Space for a fridge/freezer, 1.5 sink unit with mixer tap, double glazed window to rear, double glazed french doors to rear, radiator and tiled floor.





Utility Room 6'1" x 5'2" (1.868m x 1.595m)



Incorporating a range of modern fitted base units with complementary work surface over, plumbing for a washing machine, space for a tumble dryer, door to rear, radiator and extractor fan.

Cloakroom/WC 5'3" x 2'11" (1.604m x 0.909m)

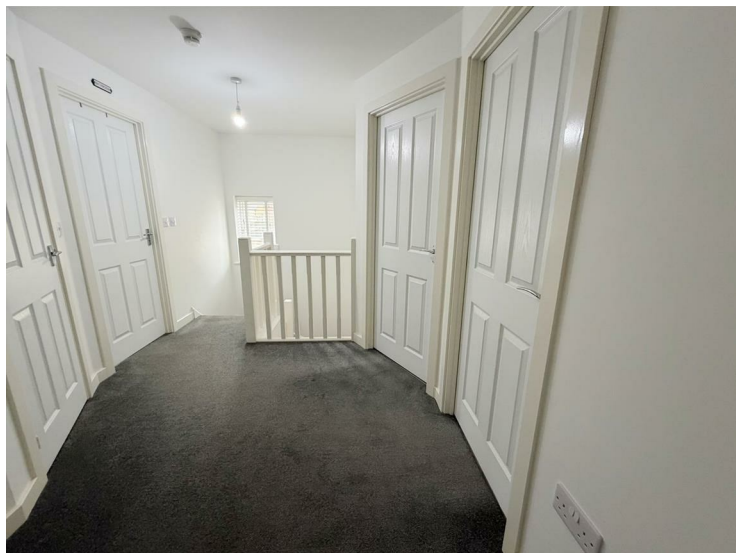


Incorporating a pedestal wash hand basin, WC, double glazed window to side, radiator and tiled splash areas.

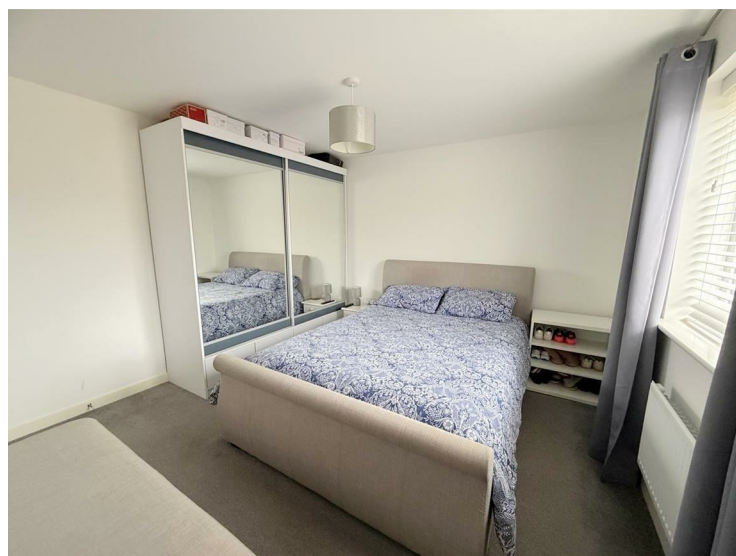
First Floor Landing



Incorporating a double glazed window to side, loft access and built in storage cupboard.



Bedroom One 11'5" x 10'10" (3.492m x 3.306m)



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

En Suite Shower Room 6'1" x 6'4" max x 3'9" min (1.875m x 1.948m max x 1.150m min)

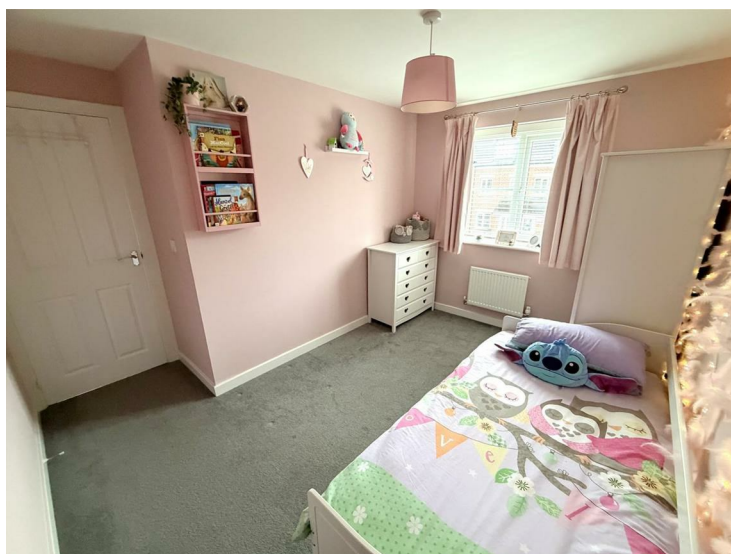


Incorporating a three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator, tiled splash area and extractor fan.

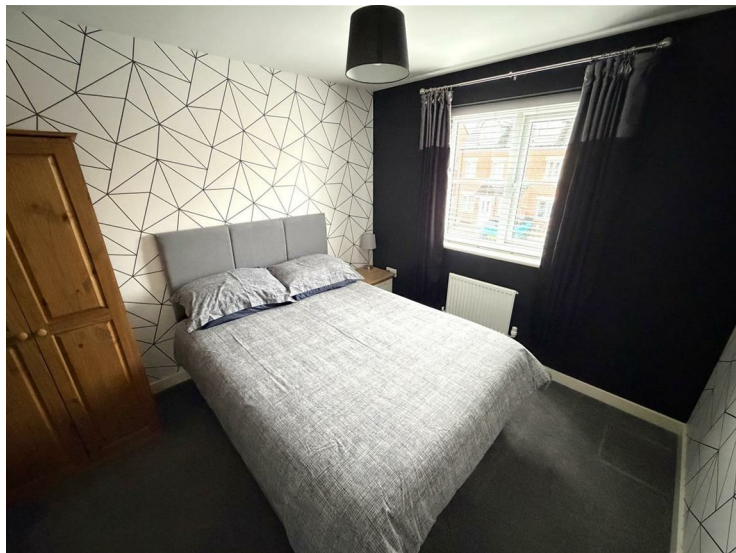
Bedroom Two 11'6" x 8'2" (3.507m x 2.504m)



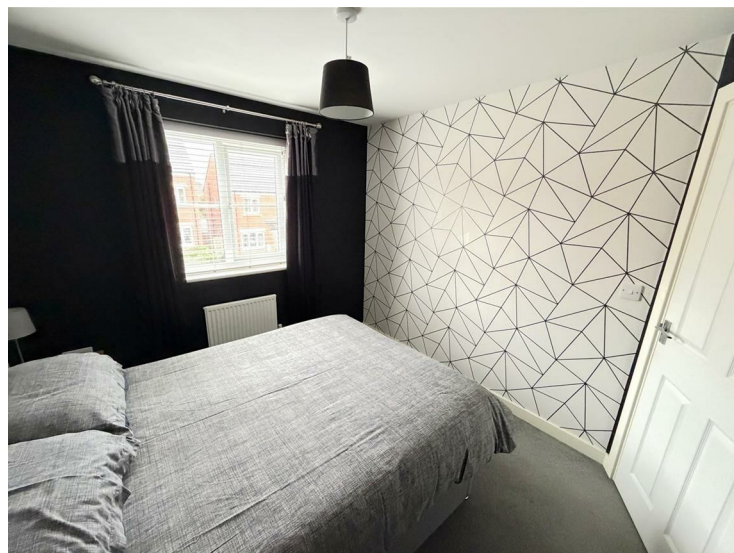
A double bedroom incorporating a double glazed window to front and a radiator.



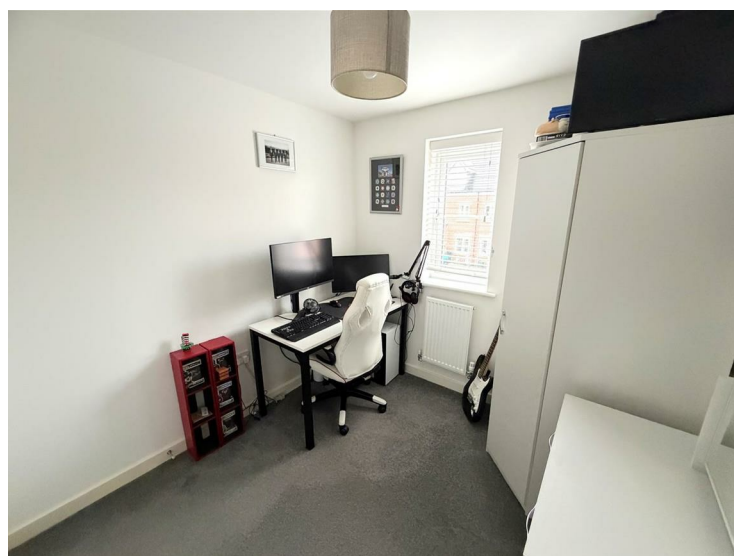
Bedroom Three 9'11" x 9'1" (3.042m x 2.793m)



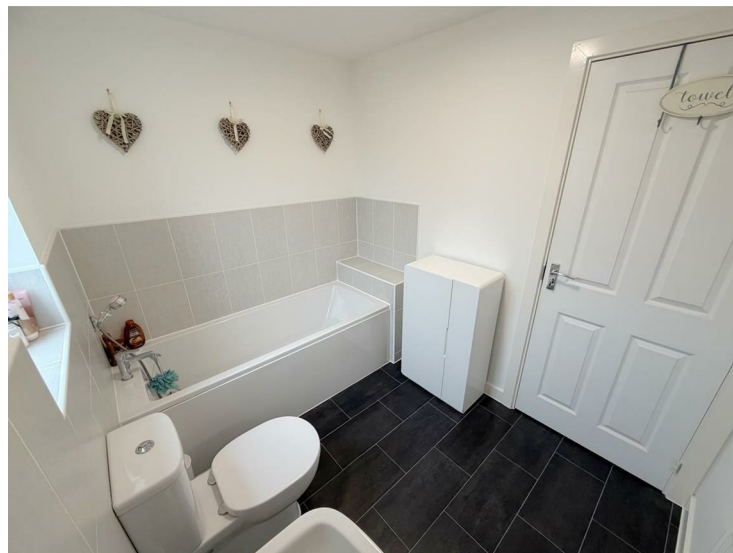
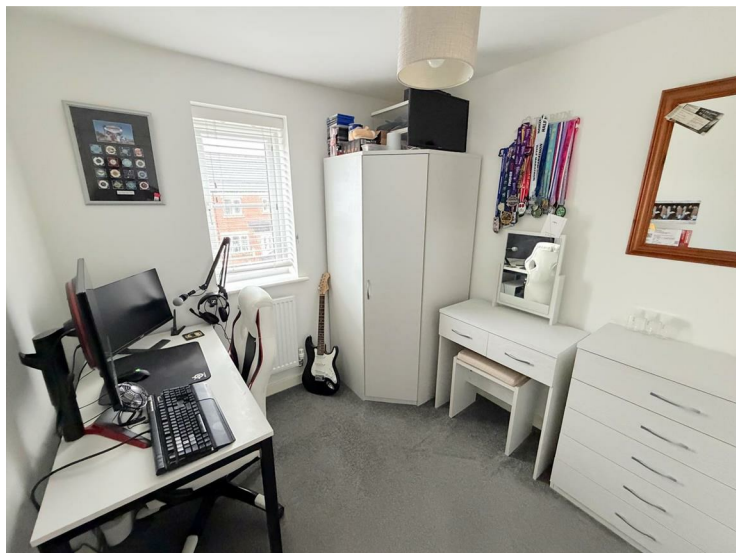
A double bedroom incorporating a double glazed window to front and a radiator.



Bedroom Four 8'2" x 7'9" (2.503m x 2.374m)

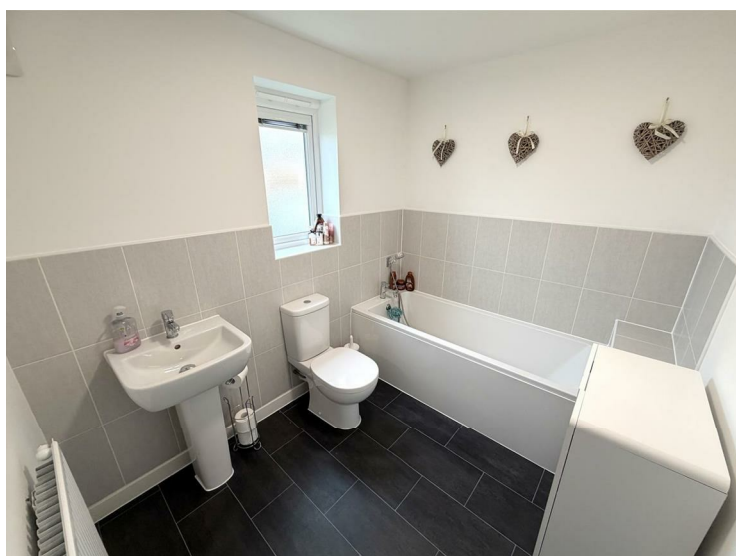


Incorporating a double glazed window to front and a radiator.



Bathroom 8'2" x 6'5" (2.511m x 1.961m)

Outside

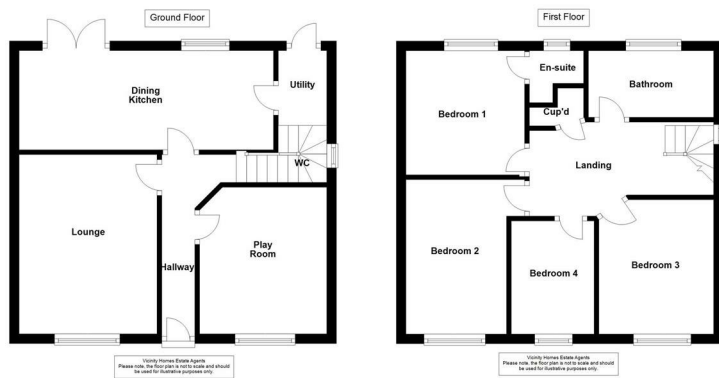


Incorporating a modern three piece suite comprising of a bath with mixer tap & shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator, tiled splash areas and extractor fan.

The property has a parking space to the rear of the property in front of the garage. There is a good sized lawn area with patio seating area and gated access to the side.



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/9264-3814-7926-9708-7701>

Council Tax

The property is in Council Tax Band D.

Tenure

The property is Freehold.

Estate Agents Note

There is a monthly development upkeep fee of £12.26.

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.

Mailing List

To register your buying information and receive updates on all our available properties, please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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		

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk