



14 Axson Drive, Carlisle, CA1 3FZ

£325,000

Vicinity Homes are delighted to offer to the market this stunning & detached family home situated on the modern Taylor Wimpey "The Coppice" Development which is located to the South East of Carlisle 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, surrounding villages, the M6 Motorway and the new Southern City Bypass. The property was built six years ago by Taylor Wimpey and is a "Whitford" style. The immaculate accommodation briefly comprises of an entrance hallway, study, cloakroom/WC, lounge with french doors and a dining kitchen with utility area and french doors opening onto the garden. To the first floor there are four good sized bedrooms, modern en suite shower room and family bathroom. The property also benefits from double glazing, central heating, on site parking for two vehicles leading to the garage and a garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family.

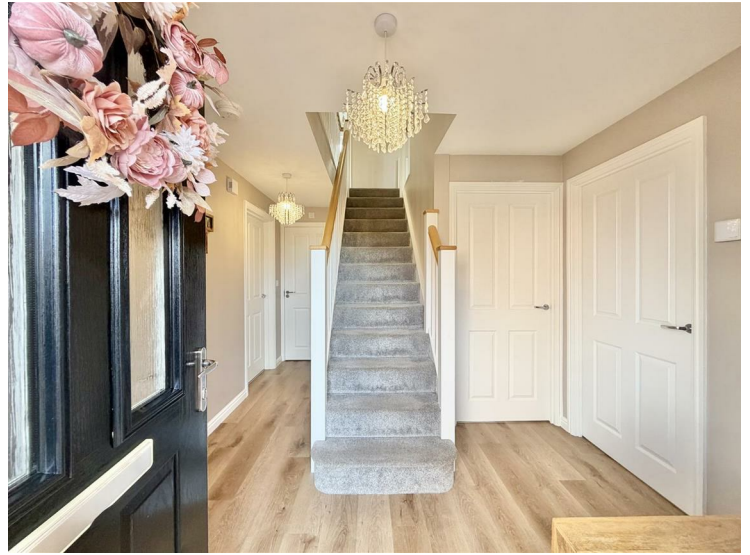
Directions

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. Continue on this road. Turn left onto Woodrow Drive which leads onto The Coppice Development. Turn right at the T junction onto Staunton Drive. Turn left onto Axson Drive, the property is situated immediately on your right.

Entrance Hallway



Approached by a door to front, incorporating LVT flooring, radiator, under stairs storage area, built in storage cupboard and stairs to the first floor.



Dining Kitchen 22'4" x 9'3" (6.809m x 2.827m)



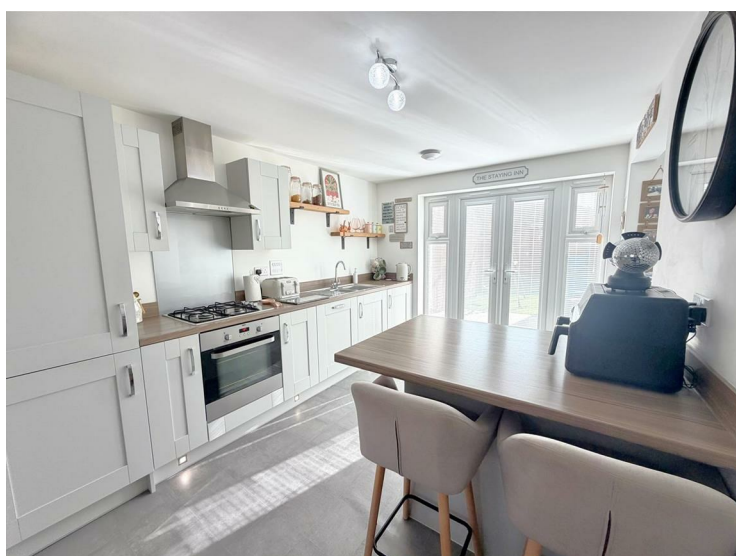
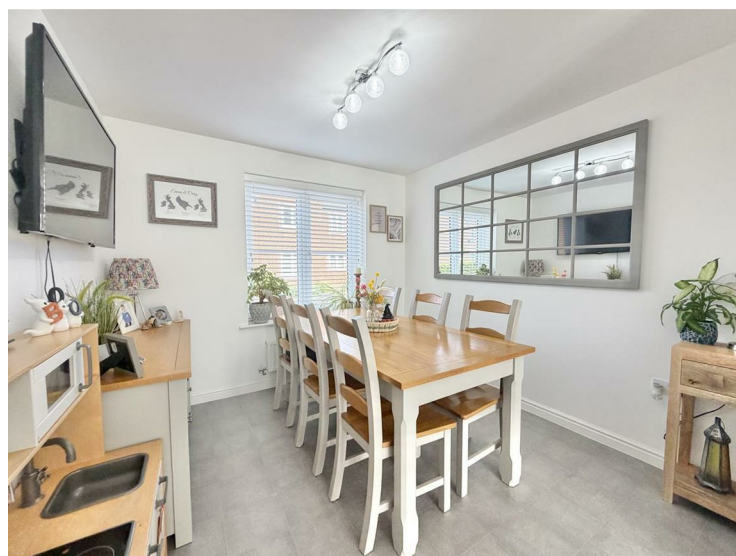
Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Integrated fridge, integrated freezer, integrated dishwasher and integrated washing machine. Breakfast bar, 1.5 sink unit with mixer tap, double glazed window to front, double glazed french doors to rear and a radiator.

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Cloakroom/WC 6'0" x 3'2" (1.831m x 0.966m)



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

Utility Area 6'6" x 5'1" (1.996m x 1.560m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, double glazed window to rear and a radiator.

Lounge 14'10" x 10'11" (4.543m x 3.341m)

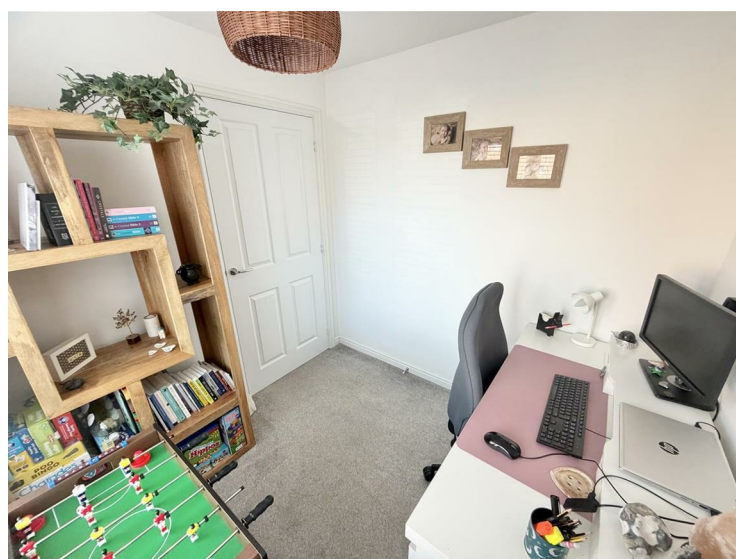


Incorporating double glazed french doors to rear, radiator, LVT flooring and modern fitted media wall units.

Study 7'6" x 7'1" (2.305m x 2.175m)



Incorporating a double glazed window to front and a radiator.



First Floor Landing



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

Bedroom One 11'2" x 11'1" (3.423m x 3.398m)



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



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Bedroom Two 11'8" max x 9'6" (3.581m max x 2.904m)



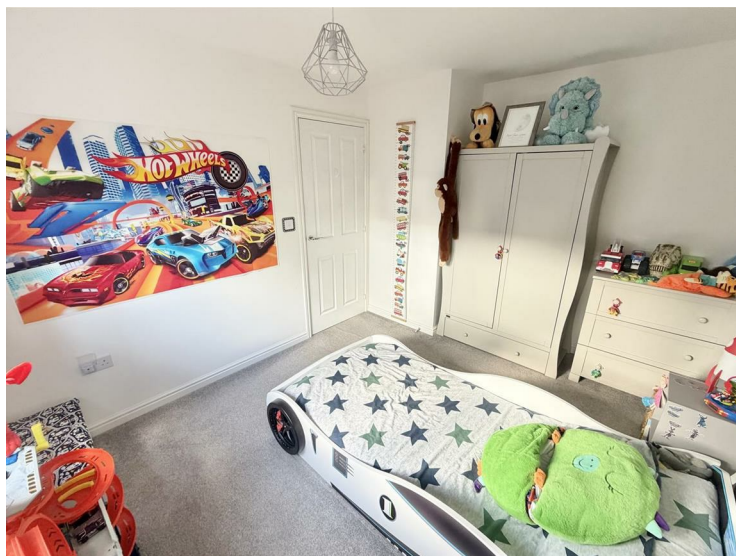
En Suite Shower Room 6'0" x 4'8" (1.839m x 1.436m)



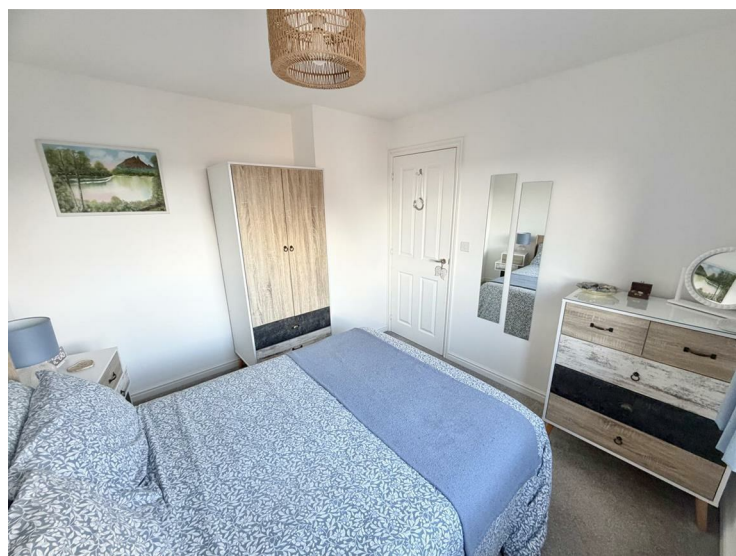
Incorporating a modern walk in shower cubicle with waterfall shower & attachment, wash hand basin set to vanity unit & WC. Double glazed obscured window to front, heated towel rail, tiled floor, tiled splash areas, inset ceiling lights and extractor fan.

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





Bedroom Three 10'3" max x 9'6" (3.146m max x 2.904m)



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

Bedroom Four 8'10" max x 8'2" to w/robe front (2.712m max x 2.502m to w/robe front)



Incorporating a double glazed window to rear, radiator and fitted wardrobe/storage.



Bathroom 6'9" x 5'6" (2.081m x 1.683m)



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

Outside



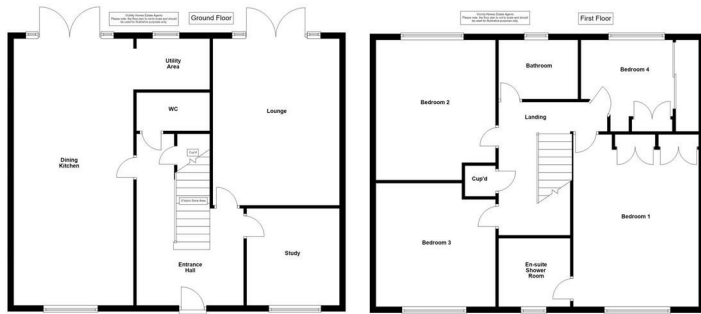
The property is approached by on site parking for two vehicles leading down the side of the property to the garage. To the rear of the property there is a good sized garden with patio seating area, lawn area, outside tap, raised bark area and gated access to the driveway.



Garage 17'4" x 8'7" (5.295m x 2.630m)

Incorporating an up and over door, door to side, power and lighting.

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/8660-7033-7030-7173-4296>

Estate Agents Note

Please note the development has an annual upkeep fee which was £154.01 for the last year.

Tenure

The property is Freehold.

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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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		95
(81-91) B	85	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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