Vicinity Homes

ESTATE AGENTS & VALUERS

VH









11 Buffs Croft, Warwick-On-Eden, Carlisle, CA4 8PF

Offers in the region of £350,000

Vicinity Homes are delighted to offer to the market this immaculately presented & extended, three bedroom detached bungalow situated within a cul-de-sac location in the sought after village location of Warwick-On-Eden. The village is approximately four miles East of Carlisle City Centre and has excellent access onto the A69 and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge with a multi fuel stove, modern kitchen with a range of integrated appliances and a garden room with french doors. There are also three bedrooms and a modern four piece bathroom. The property also benefits from double glazing, central heating, block paved parking for three/four vehicles, detached garage and gardens to front & rear. Viewing is absolutely essential to fully appreciate the accommodation on offer.

Directions

Proceed East along the A69 from Carlisle. Turn right where sign posted for Warwick-On-Eden. Follow the road into the village. Turn left onto Buffs Croft. Follow the road to the end of the cul-de-sac, 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, inset ceiling lights, coving to the ceiling and loft access with a pull down ladder. The loft is boarded and has a light.





Lounge 14'3" x 14'1" (4.357m x 4.301m)



Incorporating a double glazed window to front, radiator, coving to the ceiling and a feature fireplace with a multi fuel stove.

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Breakfast Kitchen 17'9" x 8'3" (5.412m x 2.534m)





Incorporating a range of modern fitted wall an base units with complementary work surface over, integrated oven, integrated grill and integrated hob with cooker hood over. Integrated dishwasher, integrated fridge, integrated freezer, integrated washing machine, sink unit with mixer tap and tiled splash areas. Double glazed window to rear, modern radiator, inset ceiling lights, door to side and built in storage cupboard.



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Side Porch
Incorporating a door to rear and vinyl flooring.

Garden Room 17'3" x 10'10" (5.264m x 3.325m)



Incorporating a double glazed window to side, double glazed windows to rear, double glazed french doors to side, laminate floor, radiator and inset ceiling lights.



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Bedroom One 13'7" x 10'3" (4.163m x 3.143m)



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



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Bedroom Two 14'3" x 9'10" (4.361m x 3.022m)



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



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Dining Room/Bedroom Three 10'4" x 7'10" (3.163m x 2.413m)



Incorporating a double glazed window to front, radiator and coving to the ceiling.



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Bathroom 10'2" x 5'11" (3.110m x 1.816m)





Incorporating a modern four piece suite comprising of a bath with mixer tap & shower attachment, double shower cubicle with waterfall shower & attachment, wash hand basin set to vanity unit and WC. Tiled splash areas, splash boards, laminate floor, heated towel rail, inset ceiling lights, extractor fan and light tunnel.



Outside



The property is approached by block paved on site parking for approximately three/four vehicles leading to a detached garage. There is also a lawned front garden with flower & shrub beds. To the rear of the property there is a landscaped garden with patio seating areas, lawn area, outside power point, garden shed with electricity and a summer house with electricity. There is a gated store area to the side of the bungalow with an outside power point and gated access to the front.













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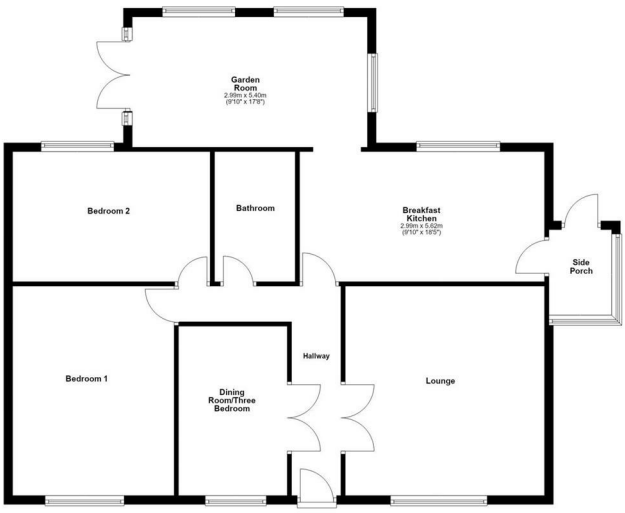
Garage 16'1" x 10'11" overall (4.922m x 3.348m overall)
The garage is currently split into two sections. A store area and a utility area.

Store Area 10'11" x 8'7" (3.348m x 2.619m)
Incorporating an electric door, power and lighting.

Utility Area 10'11" x 8'3" (3.336m x 2.536m)
Incorporating a double glazed obscured window to rear, power and lighting.

Floor Plan



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

EPC Band D
https://find-energy-certificate.service.gov.uk/energy-certificate/8500-7429-6990-0833-4202

Council Tax
The property is in Council Tax Band D.

Tenure
The property is Freehold.

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.

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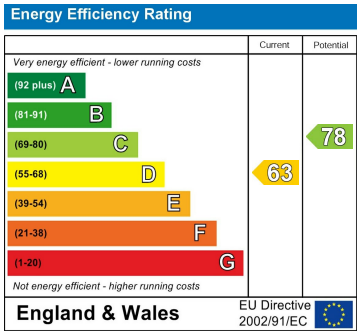
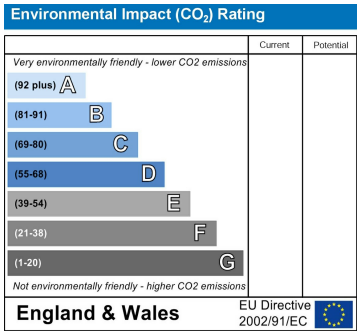
Mailing List
To register your buying information and receive updates on all our available properties, please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk.

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.





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