



Alders Edge

Scotby, Carlisle, CA4 8FA

Guide Price £425,000



- No Onward Chain
- Sought-After Village of Scotby, to the East of Carlisle
- Spacious Living Room and Separate Dining Room
- Four Double Bedrooms, Master with En-Suites and Two with Fitted Wardrobes
- Landscaped Rear Garden, Integral Garage and Driveway with EV • EPC - C
- Impressive Detached Family Home within a Modern Story Homes Development
- Freshly Decorated and Beautifully Presented Throughout
- Generous Dining Kitchen with Integrated Appliances
- Four-Piece Family Bathroom and Ground-Floor WC/Cloakroom

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Offered to the market with no onward chain, this exceptionally spacious four-bedroom detached Story Home extends to over 1,700sqft and occupies an excellent position within a modern development in the highly sought-after village of Scotby. Freshly redecorated throughout and beautifully presented, the property is ready to move straight into and offers generous, bright and well-balanced accommodation perfectly suited to modern family living.

The ground floor provides an excellent balance of space and flexibility, with a spacious living room and separate dining room offering ideal settings for family life, entertaining or home working. At the heart of the home is the superb dining kitchen, fitted with a range of integrated appliances and providing a fantastic sociable space for everyday living. Both the living room and dining kitchen enjoy direct access to the rear garden, creating a lovely connection between the indoor and outdoor spaces. A useful WC/cloakroom completes the ground floor.

Upstairs are four genuine double bedrooms, including an impressive master bedroom with en-suite facilities, alongside a stylish four-piece family bathroom. Storage has been particularly well considered throughout, with fitted wardrobes to two bedrooms, useful landing cupboards, under-stairs storage and generous fitted shelving within the integral garage.

Outside, the landscaped two-tier rear garden provides an attractive and well-established setting, thoughtfully arranged with a patio and seating area for outdoor dining and entertaining, a lawn and established planting. To the front, the property benefits from an integral garage, driveway parking for two cars and an EV charging point.

Combining impressive proportions, flexible living space, excellent storage, a beautifully landscaped garden and a superb move-in-ready finish, this is a fantastic family home in one of the area's most desirable villages. Contact Hunters today to arrange your viewing.

The sought after village of Scotby is situated to the East of the border city of Carlisle, within easy reach of a wealth of local amenities and transport links. Within the village itself you have all the requirements for every-day living, including a post office and village shop for the essentials, Primary School for the little ones and the Royal Oak public house for the grown ups. The village also benefits from a well-used village hall, which plays an active part in the local community and hosts a variety of groups, events and fitness classes, including Zumba. There are also numerous bus-stops which connect Scotby through to the border city and neighbouring towns and villages. Within a five-minute drive you can access a variety of supermarkets and stores within Rosehill, on the edge of Carlisle and for those looking to head into the city centre, this only takes ten minutes via Warwick Road. Additionally, the M6 motorway J43 and the A69 are both within a two-minute drive, allowing direct access both North, South and East. For those requiring rail connections, Carlisle Citadel Station is on the West Coast mainline, providing fast and frequent services South to London in around 3 hours 23 minutes and North to Edinburgh in around 1 hour 16 minutes.

Tel: 01228 584249

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room, dining room, dining kitchen, WC/cloakroom, and garage, radiator, stairs to the first floor landing with an under-stairs cupboard, and a double glazed window to the front aspect.

LIVING ROOM

Double glazed French doors to the rear garden, two radiators, and an inset gas fire.

DINING ROOM

Double glazed window to the front aspect, and a radiator.

DINING KITCHEN

Contemporary fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated eye-level electric double oven with grill, five-burner gas hob, extractor unit, integrated microwave, integrated fridge freezer, integrated dishwasher, integrated washing machine, one and a half bowl stainless steel sink with mixer tap and draining board, recessed lighting, under-counter lighting, radiator, double glazed window to the rear aspect, and double glazed patio doors to the rear garden.

WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash basin. Part-tiled walls, radiator, extractor fan, and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to four bedrooms and family bathroom, radiator, loft-access point, double glazed window to the front aspect, built-in cupboard, and an additional built-in cupboard with double doors and water-cylinder internally.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Two double glazed windows to the rear aspect, two radiators, fitted wardrobes, and an internal door to the en-suite. The fitted wardrobes benefit storage solutions internally including hanging rails, drawers, shelving and shoe-racks.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin, and a shower enclosure with mains shower unit. Part-tiled walls, towel radiator, recessed lighting, extractor fan, and an obscured double glazed window.

BEDROOM TWO

Two double glazed windows to the rear aspect, two radiators, and fitted wardrobes. The fitted wardrobes benefit storage solutions internally including hanging rails, drawers, shelving and shoe-racks.

BEDROOM THREE

Double glazed window to the front aspect, and a radiator.

BEDROOM FOUR

Double glazed window to the front aspect, and a radiator.

FAMILY BATHROOM

Four piece suite comprising a WC, pedestal wash basin, bathtub with hand shower attachment, and a shower enclosure with mains shower unit. Part-tiled walls, towel radiator, recessed lighting, extractor fan, and an obscured double glazed window.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a block-paved driveway allowing off-street parking for two vehicles. The driveway provides access into the integral garage, and also benefits from an EV charging point and external cold-water tap on the side elevation. The front garden is lawned and includes a small selection of mature trees and shrubs. Pathway with gate to the side of the property to the rear garden.

Rear Garden:

To the rear of the property is a landscaped two-tier garden. To the upper tier and accessible from both the living room and dining kitchen is a paved seating area, alongside an area of lawn and established planted border. Pathway and steps to the side of the garden provide access to the lower tier, which is lawned.

GARAGE

Manual up-and-over garage door, pedestrian access door from the hallway, power sockets, lighting, wall-mounted gas boiler, and fitted shelving to two walls.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - painted.nozzles.monorail

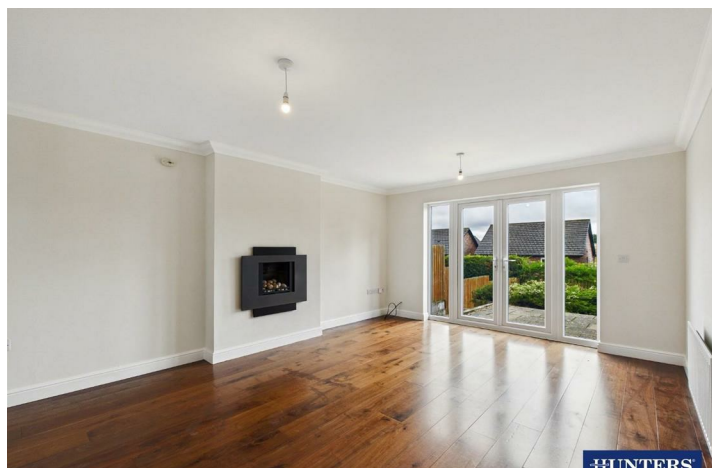
AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

UTILITIES, SERVICES & RATINGS

Gas Central Heating and Double Glazing Throughout.
EPC - C and Council Tax Band - E.

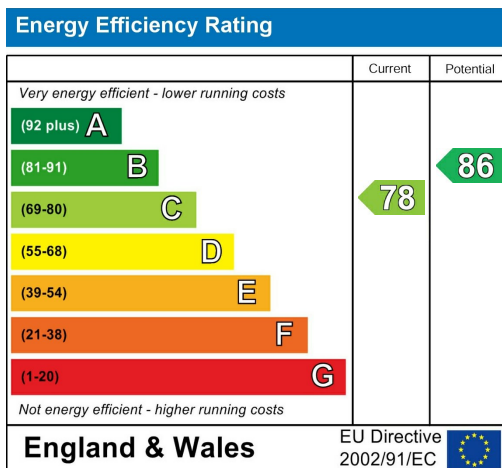
Floorplan







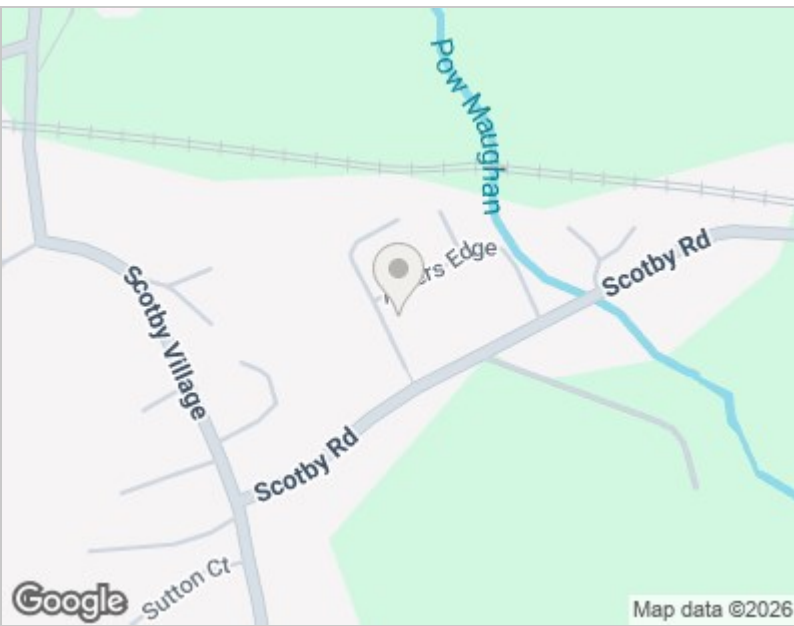
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



HUNTERS
HERE TO GET *you* THERE

Tel: 01228 584249



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

