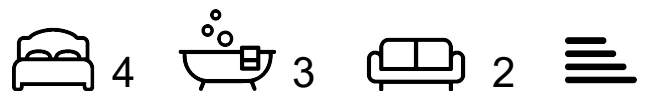




Edenside

Cargo, Carlisle, CA6 4AQ

Guide Price £279,500



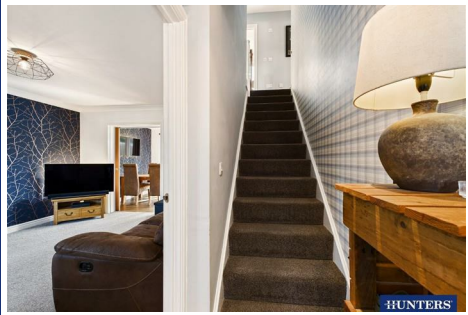
- Wonderful Four-Bed Family Home
- Open Plan Kitchen/Diner with French Doors to Patio
- Handy Ground Floor Cloakroom
- Master Bedroom Ensuite
- Stylish, refitted Bathrooms

- Beautiful Presentation
- Separate Utility
- Large, Secure Rear Garden
- Desirable Estate in Village Location
- Council Tax Band D

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This beautifully presented four-bed family home sits on the popular Edenside development in Cargo, and offers stylish accommodation with quality internal fittings and décor. With a neat lawn and double driveway to the front, you step into the home via a composite door and into a welcoming hallway. You will find a cloakroom to your left and the stairs rising to the first floor are immediately in front of you. Into the lounge you are met with a spacious room with a decorative feature wall. There is a useful understairs storage cupboard and access to the dining area via double sliding doors.

The dining room has space for a family sized dining table and chairs and is open plan to the kitchen, creating a wonderful space for socialising. The addition of French doors to the rear connects the room seamlessly with the patio and outside seating area. The kitchen is fitted with rich blue shaker cabinets, and there is a separate utility room. Moving upstairs you will find four bedrooms with the master being served by a newly installed ensuite shower room, and there is a luxurious family bathroom with a spa bath.

Outside the rear garden is wonderful for families with secure boundaries with solar panel lighting, a patio, and a lush lawn. The integral garage has light and power.

The Edenside development is nestled in the charming rural village of Cargo, surrounded by rolling fields and open countryside. Despite its tranquil setting, it enjoys excellent connectivity, making it ideal for both families and commuters. A selection of well-regarded schools are nearby, including the prestigious Austin Friars Independent School. Carlisle city centre is 5 miles away and you can connect with the M6 in just 8 minutes.

Entrance Hall

You enter the house via a composite door and step in to welcoming hallway, which in turn provides access to the living room, the stairs rising to the first floor, and to a ground floor WC.

Cloakroom

With a WC and a pedestal wash-hand basin.

Living Room

A spacious living room with window to the front elevation, and sliding double doors into the dining room, offering a switchable option between a cosy lounge setting or a more open plan social space. There is also a useful storage cupboard under the stairs.

Kitchen/Diner

This a wonderful social space in which to entertain and relax with the family, with the dining area being open plan to the kitchen and having French doors that lead out to the patio. The kitchen is fitted with deep blue cabinets at wall and base level and with contrasting work surfaces running over. Integral appliances include an eye level electric oven an induction hob with extractor fan over, a fridge, freezer, and dishwasher and an inset sink and drainer.

Utility

Fitted with wall and base cabinets and with undercounter space and plumbing for a washing machine and for a dryer.

First Floor Landing

Accessed from the stairs rising from the entrance hall.

Master Bedroom

The master has fitted wardrobe space with sliding doors and it is also serviced by an ensuite shower room.

Ensuite

A newly installed ensuite comprising of shower enclosure, WC, and a countertop wash hand basin set on a wall hung vanity unit. There is also a tall anthracite radiator.

Bedroom Two

A second double room, this one with a window to the rear elevation overlooking the garden.

Bedroom Three

A larger single bedroom with a window looking out from the rear elevation.

Bedroom Four

A large single room with a window to the front elevation.

Bathroom

A luxury bathroom with a spa 'P' shaped bath with a rainfall shower over and glass shower screen. The splash areas covered with slate tiles and there are two illuminated niche's adding to the stylish presentation. There is a wash-hand basin with a vanity unit, a WC, and a tall anthracite column radiator.

Garage

With an up and over door, light and power.

Gardens

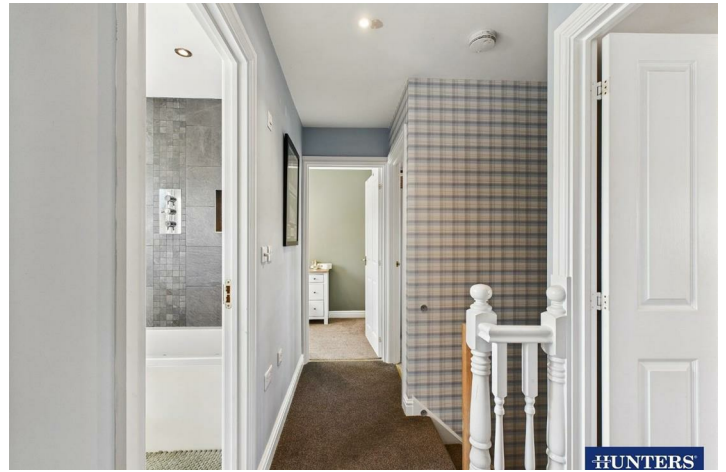
The rear garden has a well kept lawn, is secure to the boundaries with timber fence panels and has a walled patio area immediately outside of the dining room creating a wonderful social space. A brilliant garden for families. To the front of the house there is a lawn that runs alongside the double driveway.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (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.

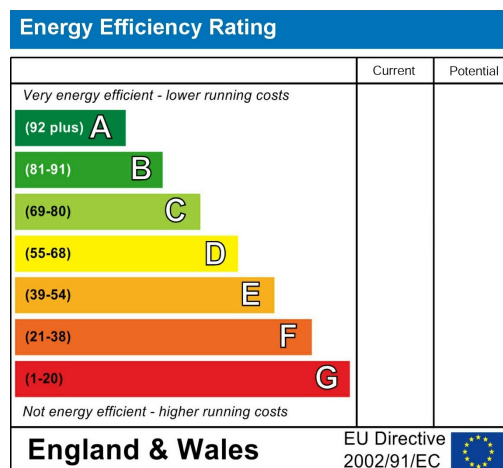
Floorplan







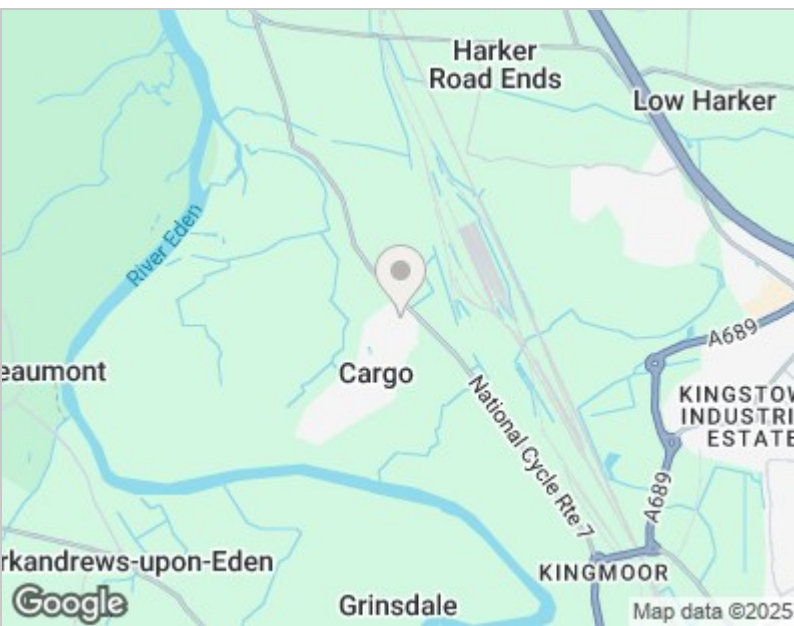
Energy Efficiency Graph



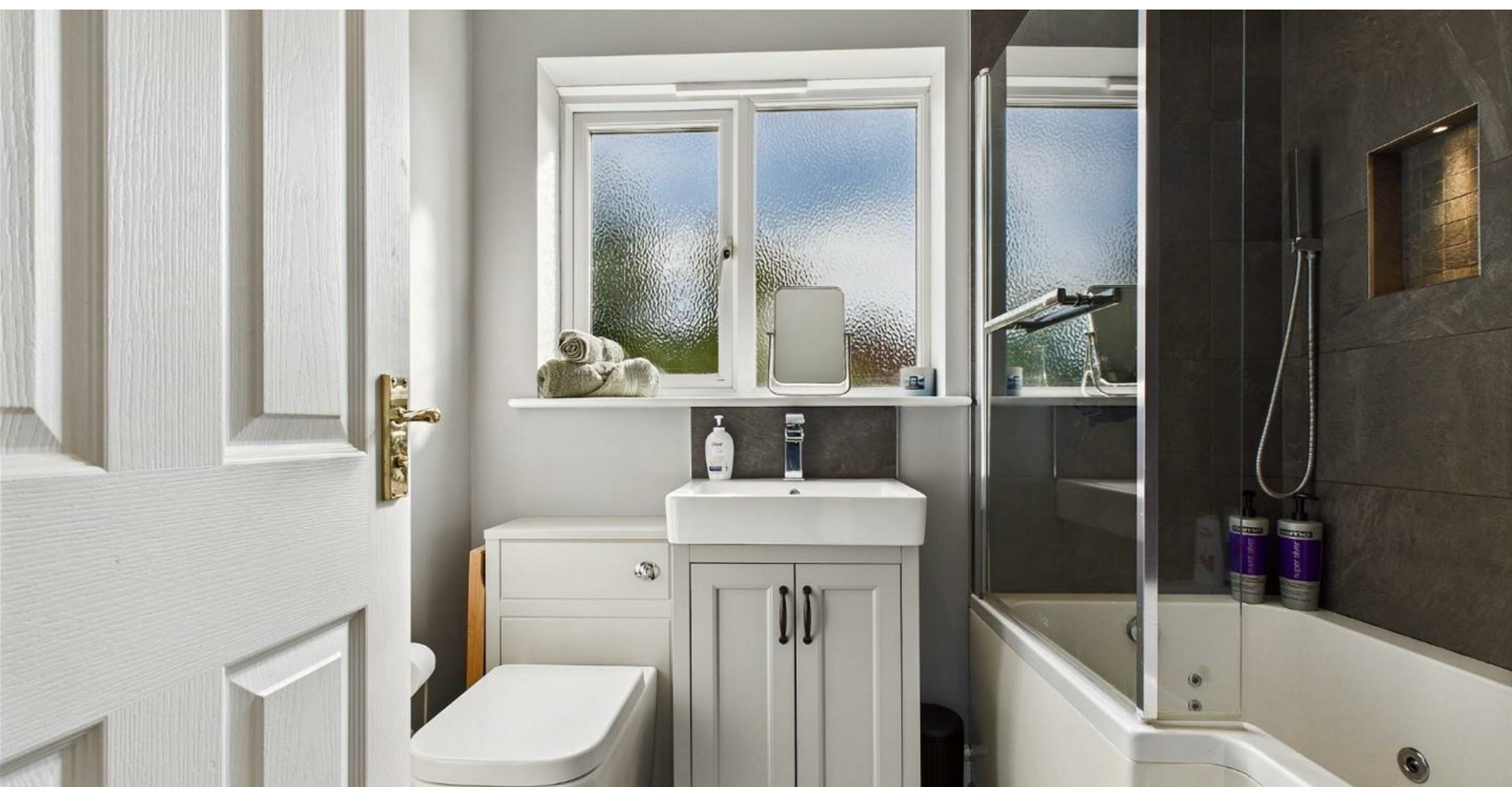
Viewing

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

Road Map



Hybrid Map





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.

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