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Maxwell Drive

Kingstown, Carlisle, CA6 4EB

Guide Price £350,000

4 2 2 C

- No Onward Chain
- Immaculately Presented Throughout and Move-In Ready
- Large Dining Kitchen with French Doors out to the Rear Garden
- Modern Four-Piece Family Bathroom plus Ground-Floor WC/Cloakroom
- Off-Street Parking, Integral Garage and an EV Charging Point
- Executive Detached Family Home in the Popular 'Crindledyke Farm' Development
- Bright Dual-Aspect Living Dining Room with Feature Gas Fire
- Four Double Bedrooms with Master En-Suite Shower Room
- Rear Garden with Two Patios, Artificial Lawn and a Large Outbuilding/Kennel
- EPC - C

Tel: 01228 584249

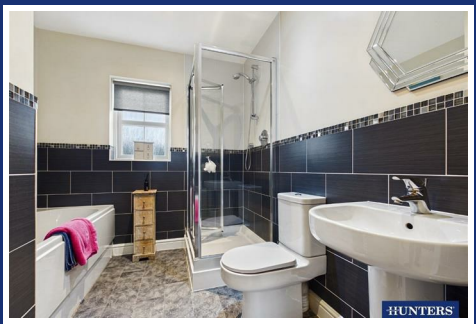
Maxwell Drive

Kingstown, Carlisle, CA6 4EB

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NO CHAIN - This impressive four-bedroom executive detached Story Home occupies a desirable position within the popular 'Crindledyke Farm' development to the north of Carlisle. Nicely finished throughout and ready to move straight into, the property offers spacious, stylish and well-appointed accommodation, perfectly suited to modern family living. The bright and welcoming dual-aspect living and dining room features an attractive gas fireplace, while the generous dining kitchen provides an excellent space for everyday family life and entertaining, complete with French doors opening onto the rear garden. The first floor boasts four double bedrooms, including a master bedroom with en-suite shower room, complemented by a contemporary four-piece family bathroom. A convenient ground-floor WC further enhances the practicality of the home. Externally, the enclosed rear garden has been thoughtfully designed for low-maintenance enjoyment, featuring two patio areas, an artificial lawn and a substantial outbuilding/kennel offering versatile additional space. To the front, off-street parking, an integral garage and an electric vehicle charging point add further appeal. Combining generous living accommodation, modern convenience and a sought-after residential location, this attractive family home presents an excellent opportunity for prospective purchasers and viewing is highly recommended.

Utilities, Services & Ratings:
Dual-Zone Gas Central Heating and Double Glazing Throughout.
EPC - C and Council Tax Band - D.

Crindledyke occupies a convenient position on the northern outskirts of Carlisle, offering an ideal setting for those seeking easy access to local amenities, the city centre and excellent transport links. The nearby Kingstown area provides a wide range of everyday conveniences, including supermarkets, retail outlets, shops and takeaway restaurants, whilst Carlisle city centre is less than a 10-minute drive away and offers an extensive selection of shops, bars, restaurants and leisure facilities. Carlisle Railway Station provides direct rail connections north and south via the West Coast Main Line, making the location particularly appealing to commuters. Excellent road links are also close at hand, with Junction 44 of the M6 motorway, the Carlisle Western Bypass, A69 and A7 all easily accessible, providing convenient routes throughout Cumbria, into Scotland and further afield. A selection of well-regarded nursery, primary and secondary schools can also be found within a short drive, further enhancing the appeal of this popular residential location.

GROUND FLOOR:

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

LIVING DINING ROOM
Double glazed window with front outlook, double glazed patio doors to the rear garden, two radiators, and a fireplace with gas fire.

DINING KITCHEN
Fitted kitchen comprising a range of base, wall, drawer and tall units with worksurfaces and tiled splashbacks above. Integrated eye-level electric double oven with grill, gas hob, extractor unit, integrated fridge freezer, 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 with rear outlook, and double glazed patio doors to the rear garden.

WC/CLOAKROOM
Comprising a WC and pedestal wash hand basin. Part-tiled walls, radiator, and an extractor fan.

INTEGRAL GARAGE
Manual up-and-over garage door, wall-mounted gas boiler, power sockets, lighting, and a cold-water tap.

FIRST FLOOR:

LANDING
Stairs up from the ground floor hallway with a galleried landing, internal doors to four bedrooms and family bathroom, loft-access point, in-built cupboard with water cylinder internally, and a double glazed Velux window.

MASTER BEDROOM & EN-SUITE
Master Bedroom:
Double glazed window with front outlook, radiator, fitted wardrobes and drawers, and an internal door to the en-suite.
En-Suite:
Comprising a WC, pedestal wash basin, and a double shower enclosure with mains shower unit. Part-tiled walls, towel radiator, recessed lighting, extractor fan, and an obscured double glazed window.

BEDROOM TWO
Double glazed window with rear outlook, radiator, and a fitted wardrobe.

BEDROOM THREE
Double glazed window with rear outlook, and a radiator.

BEDROOM FOUR
Double glazed window with front outlook, and a radiator.

FAMILY BATHROOM
Comprising a WC, pedestal wash basin, shower enclosure with mains shower unit, and a bathtub. Part-tiled walls, towel radiator, recessed lighting, extractor fan, and an obscured double glazed window.

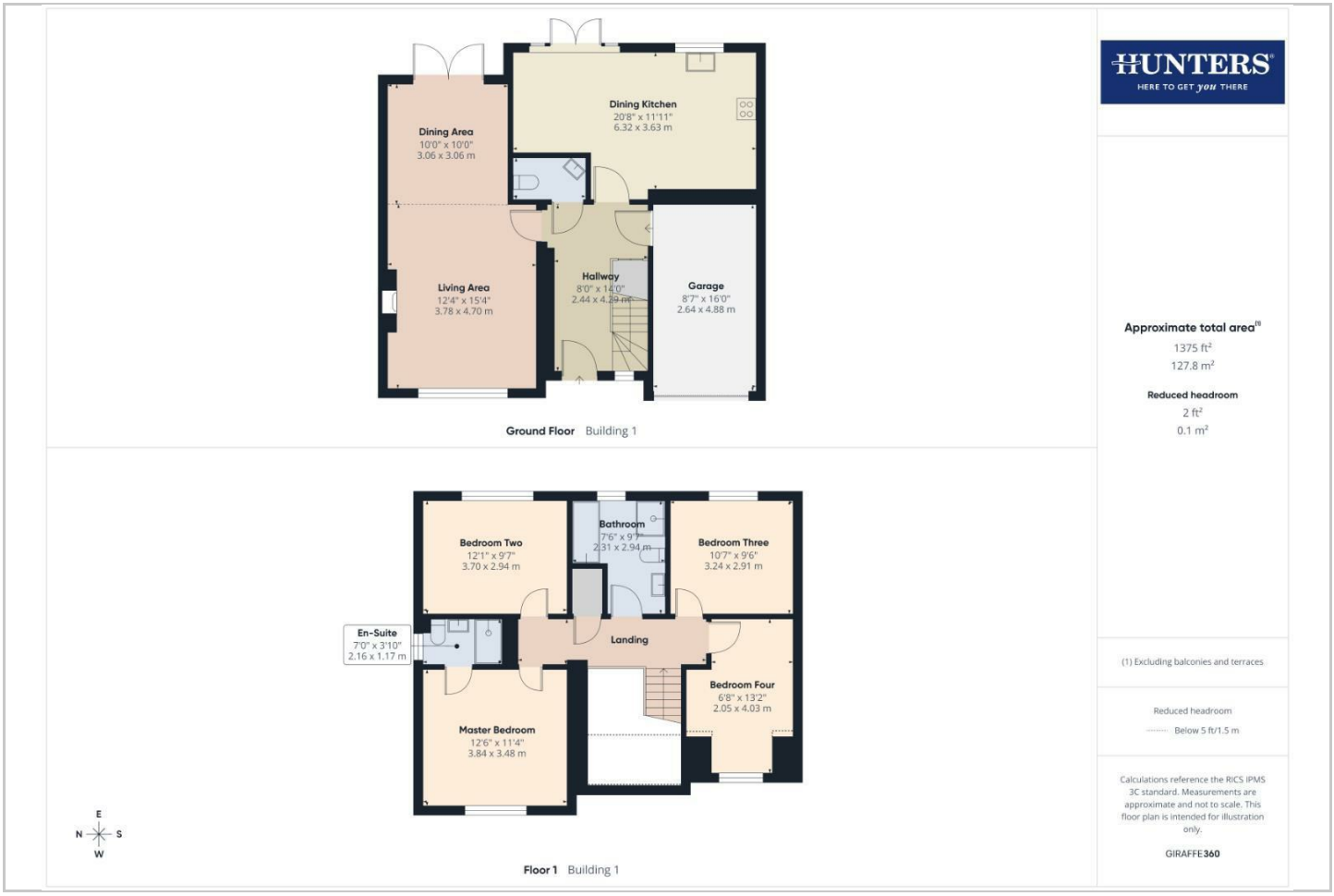
EXTERNAL:
Front Garden & Driveway:
To the front of the property is a block-paved driveway allowing off-street parking for two vehicles, with the added benefit of an EV charging point positioned on the side elevation. Access from the driveway into the integral garage, with a paved pathway down the side of the property to the rear garden. The front garden is lawned and includes a small area of mature hedging.
Rear Garden:
To the rear of the property is a large low-maintenance garden, benefitting a generous paved patio with direct access from both the living dining room and dining kitchen, two areas of artificial lawn, and an additional raised patio area with outlook down the garden. Positioned at the top of the garden is a large timber outbuilding/kennel with attached store.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///brightens.incur.pictured

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.

AGENTS NOTE:
A service charge of approximately £170.00 per annum is payable for the upkeep of the development.

Floorplan

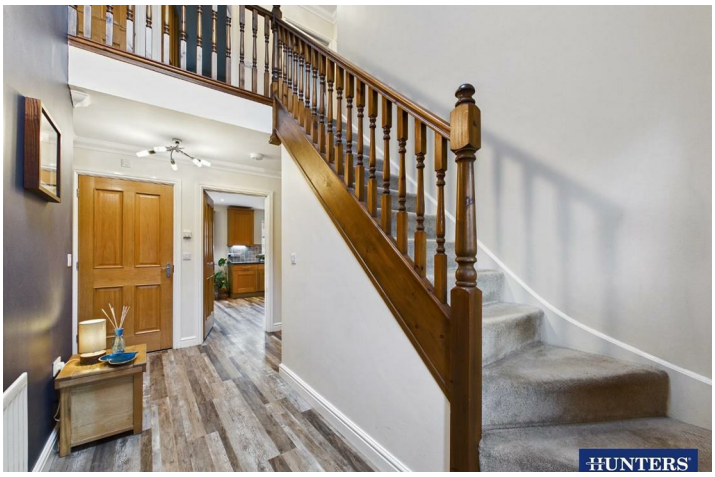

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Dining Area
10'0" x 10'0"
3.06 x 3.06 m
Dining Kitchen
20'8" x 11'11"
6.32 x 3.63 m
Living Area
12'4" x 15'4"
3.78 x 4.70 m
Hallway
8'0" x 14'0"
2.44 x 4.29 m
Garage
8'7" x 16'0"
2.64 x 4.88 m
Ground Floor Building 1
Bedroom Two
12'1" x 9'7"
3.70 x 2.94 m
Bathroom
7'6" x 9'7"
2.31 x 2.94 m
Bedroom Three
10'7" x 9'6"
3.24 x 2.91 m
En-Suite
7'0" x 3'10"
2.16 x 1.17 m
Landing
Bedroom Four
6'8" x 13'2"
2.05 x 4.03 m
Master Bedroom
12'6" x 11'4"
3.84 x 3.48 m
E
N
S
W
Floor 1 Building 1
Approximate total area(1)
1375 ft²
127.8 m²
Reduced headroom
2 ft²
0.1 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360


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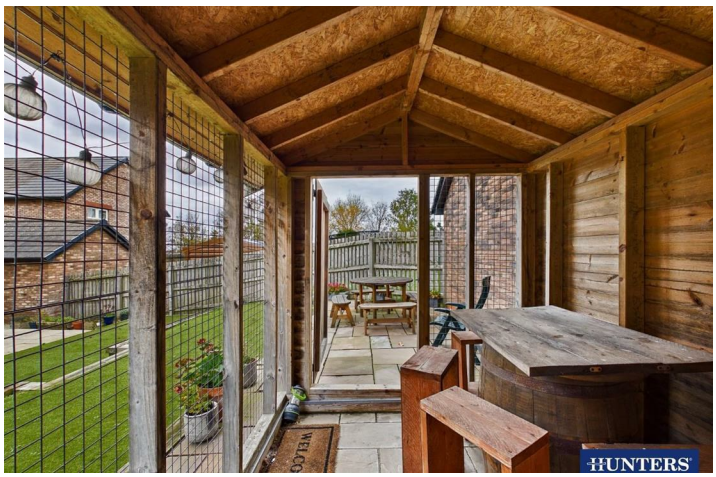






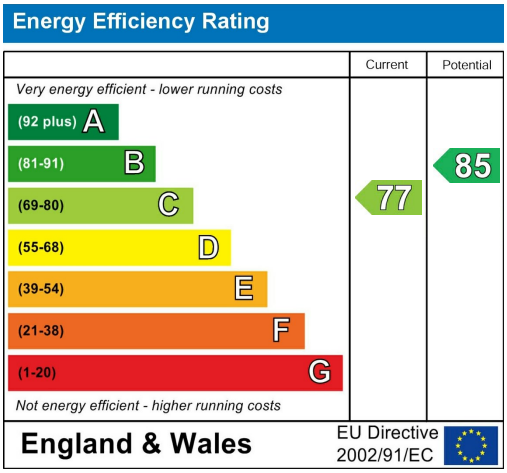


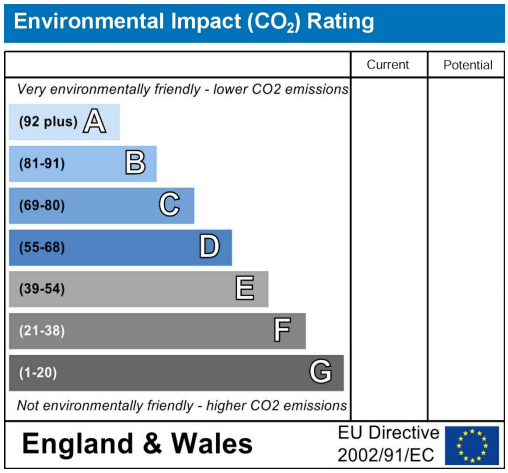






Energy Efficiency Graph



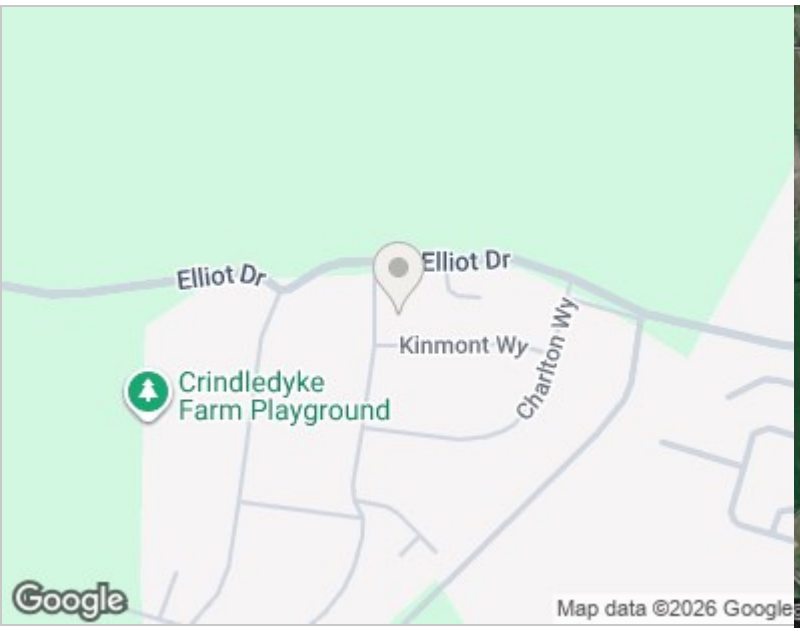


Viewing

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







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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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The Property Ombudsman