

HUNTERS®

HERE TO GET *you* THERE

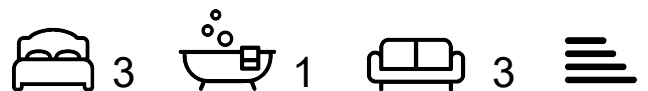


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Eden Street

Carlisle, CA3 9LU

Guide Price £300,000



- Beautiful Three Bed Home
- Two Large Receptions
- Sunroom
- Sought After Location
- Double Glazing
- Gorgeous Interior
- Dining Kitchen
- Private Courtyard Garden
- Gas Central Heating
- Council Tax Band C

Tel: 01228 584249

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This is an exquisite home with beautiful interior design, grand rooms with a mix of contemporary and classic styles, and with quality fittings and finishes throughout. There is kerb appeal aplenty with a beautifully planted forecourt, a Virginia Creeper that adorns the red brick elevation and a climbing white rose framing the entrance. Stepping inside you will find a spacious, breath-taking interior with almost too many features to describe.

Highlights include the fabulous dining kitchen where you find a blend of modern with traditional, with contemporary contrasting cabinets and worktops set alongside a classic Aga sat neatly in a recess. The reception rooms are spacious with high ceilings and attractive fireplace settings. The first floor bathroom oozes luxury with marbled wall and floor tiles. And then there is the fabulous Sunroom with a Mediterranean vibe that irresistibly invites you to sit, relax and while away the hours.

Upstairs you will find three bedrooms, each with a boutique feel with exposed timber floors and ornate cast iron fireplaces. The large master to the front is fitted with bespoke wardrobes, the second double room offers glimpses of the rear Courtyard garden, and the third is suited as a single.

To the rear of the property is a beautiful Courtyard, with delightful cobbled and tiled floors, high walls that provide privacy, and an outbuilding for storage and with a gardeners WC. The current owners have filled the space with pots with specimen plants continuing the Mediterranean theme, but there is also a mixture of permanent planted trees and shrubs, and green foliage that climbs the Courtyard walls. The outside links seamlessly to the inside with double door entrances into the living room, the kitchen, and the sunroom. A sensational space to enjoy, socialising with friends or simply relaxing with the family.

Highly sought after location on a quiet residential street, this is a superb family home that will be the envy of your friends.

Vestibule

Behind the solid timber door, you step into a vestibule and then through a part glazed timber door and into the hallway.

Hallway

Providing access to the lounge and the open plan to the living room. With decorative dado and wall framing creating an elegant entry to the house.

Lounge

The central feature is the decorative fireplace with a black, marbled surround and hearth. There is shelving to the alcoves, ceiling coving and natural light shines in from the double windows to the front elevation.

Living Room

A large room with a wood burner set in a recessed hearth, double doors leading out to the Courtyard and open plan to the stairs rising to the first floor. Provides access through to the dining kitchen.

Dining Kitchen

This is a real signature kitchen, with stylish wall and base cabinets in a two-tone contrasting finish, and with rich work surfaces running over with concealed undercounter and cabinet lighting. Integral appliances include an eye-level electric oven, microwave, fridge, freezer, inset stainless steel sink and wine cooler. There is striking gas fired Aga and space for a dining table sat alongside double doors leading in the Courtyard. Provides access to the Sunroom.

Sunroom

This is a splendid room with with double glazed side windows and glass roof, allowing light to floor in. With exposed brick work and tile floor, there is a touch of the Mediterranean to this space and it connects effortlessly with the garden via French doors.

First Floor Landing

Accessed from the stairs rising from the living room, and providing access to all the first floor accommodation.

Bedroom One

A large bedroom to the front of the property with double windows proving natural light. There is a decorative cast iron fireplace and large bespoke

fitted wardrobes to the alcoves and plenty of space for a large double bed and additional bedroom furniture.

Bedroom Two

A second double room with a window to the rear elevation looking into the Courtyard. With a built in wardrobe and decorative cast iron fireplace.

Bedroom Three

A single room to the rear of the house.

Bathroom

A luxurious bathroom with marble styled tiles to the walls and floor, a large walk-in shower cubicle, wall hung vanity wash-hand basin, low level WC and chrome towel rail.

Gardens and Outbuildings

The garden to the front is densely planted with mature plants and shrubs and creates a wonderful frontage to the property, complete with a climbing white rose that frames the entrance to the house. There is access down the side leading to the rear Courtyard garden that is quite mesmerising. The current owners have plentiful pots stacked with specimen plants that help create an ambient oasis and place you will want to spend time in. Once the pots are gone with the current owners to their next property, you will still be left with a selection of permanently planted trees and shrubs and rich foliage that climb the high perimeter walls. There is a row of outhouses for storage and one with a gardeners WC.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (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





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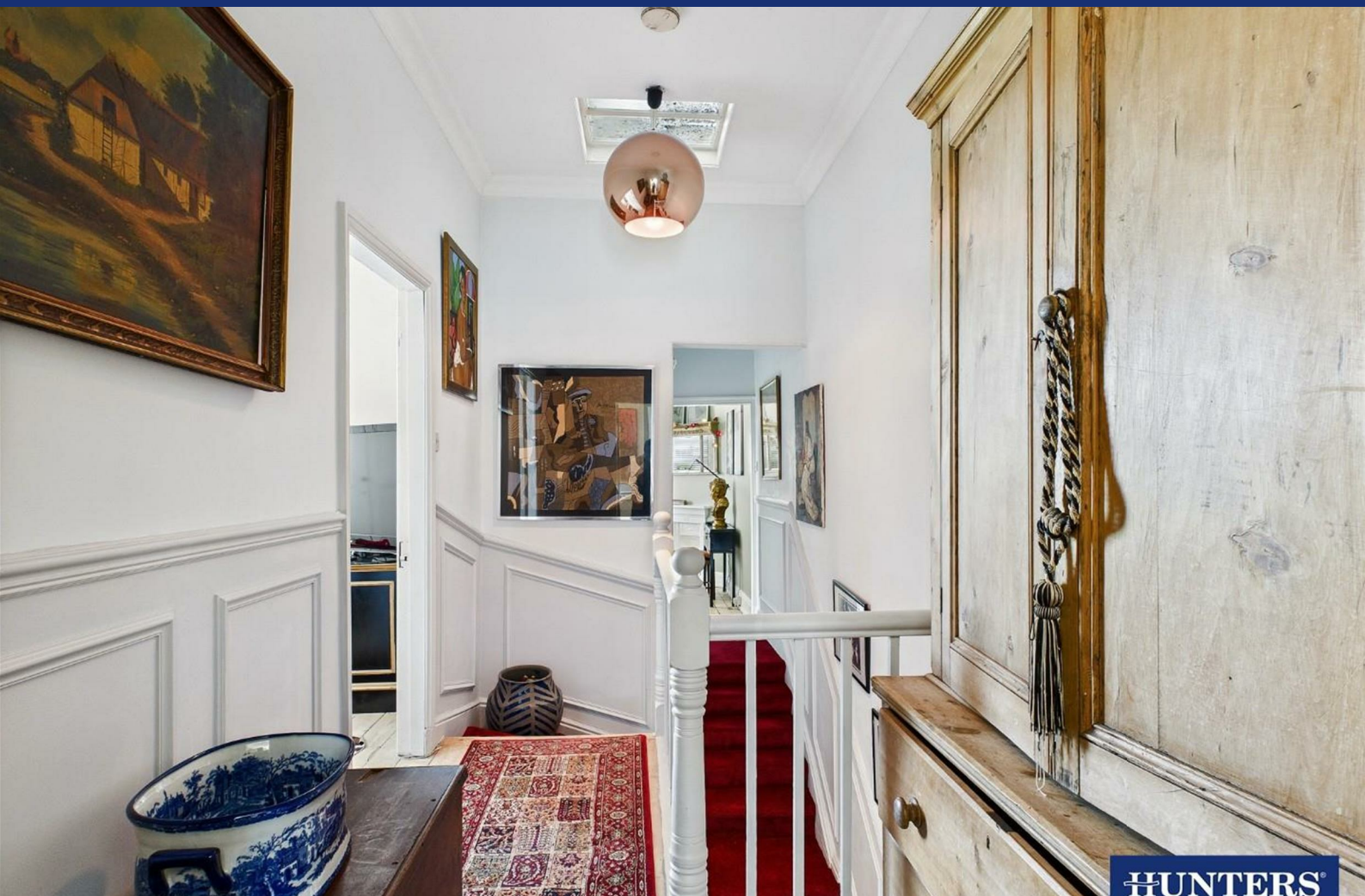
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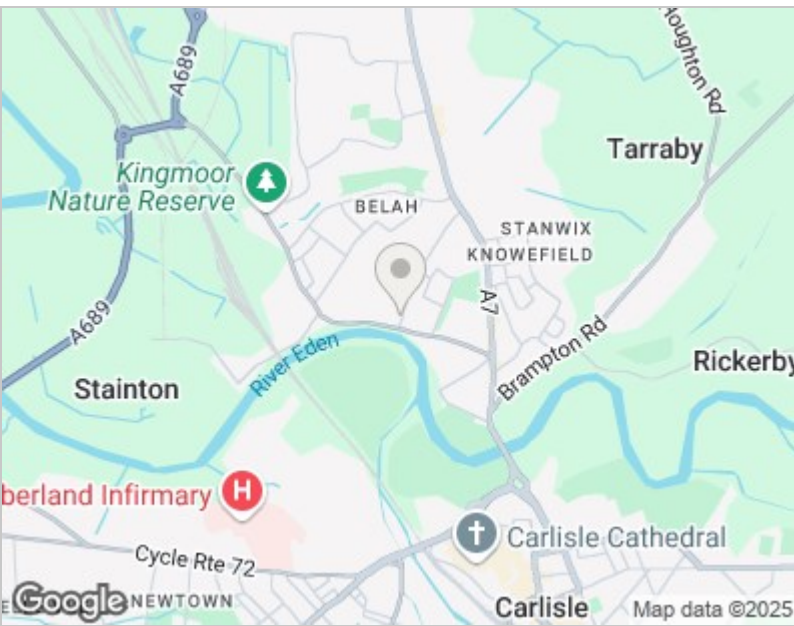
Energy Efficiency Graph



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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