



## Holmacres Drive

Carlisle, CA1 3AA

Guide Price £159,000



- Beautiful Three Bed Semi-Detached Home
- Newly Installed Kitchen/Diner
- Three Bedrooms, Two of which are Doubles
- Separate Laundry Room
- New Floor Coverings Throughout

- Back-to-Brick Renovation Just Completed
- New Bathroom Suite
- Ground Floor WC/Cloakroom
- Large Rear Garden and Open Views
- Council Tax Band A, EPC D

# Holmacres Drive

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Looking for a ready to move in family home? Then look no further than this immaculate 3-bed semi detached home located in Harraby on a popular estate to the south west of the City Centre. The property has just undergone a complete, back-to-brick renovation, meaning the new owners will get the benefit of brand new kitchen, bathroom, newly plastered walls and new floor coverings throughout. This is all complemented by a large rear garden with open views and some extended storage space with the covered passageway to the side. The property has central heating & double glazing throughout.

The accommodation comprises of an entrance hall, living room, kitchen/diner, ground floor WC and laundry room, whilst to the first floor you will find 3 bedrooms and the newly fitted bathroom.

The location of Homeacres Drive is ideal for families with a number of nearby schools including Inglewood Infants (0.4m), and Upperby Primary (0;5m), both rated 'Good' by Ofsted. Carlisle City centre is 2.4 miles north, and there are a number of supermarkets and convenience stores within half-a-mile.

### Entrance hall

You access the property via the door to the front of the building and step into the hallway. This provides access to the living room, kitchen, and to the stairs rising to the first floor landing.

### Living Room

With a large window to the front elevation, and with a feature fireplace with wall-hung electric fire.

### Kitchen/Diner

A newly installed kitchen with a range of cabinets at wall and base level and with contrasting work-surfaces running over. There is an integral electric oven, a 4-ring gas hob with extractor fan over, and an inset sink and drainer. You will find undercounter space and plumbing for a dishwasher, and space for a tall fridge freezer. To the dining end there is space for a family sized dining table and chairs, and the two large windows in the room look out to the rear garden and the elevated view beyond. A door to the far end of the kitchen leads to a covered passageway.

### First Floor Landing

Accessed from the stairs rising from the entrance hall and providing access to all the first floor accommodation.

### Bedroom One

A double bedroom with built in wardrobe space.

### Bedroom Two

A second double bedroom, again with built in wardrobe storage space.

### Bedroom Three

A single bedroom.

### Bathroom

A newly installed bathroom with a 'P' shaped bath with shower over and glass shower screen. There is a wash-hand basin with a vanity unit and a WC. The splash elevations are covered with modern shower panels and there is a chrome heated towel rail.

### Passage Way

A nice addition to the property is the covered passageway with an extension to the front allowing for the secure storage of bikes, prams and other outdoor items. There is a roller shutter to the front of the passageway and an external door to the rear providing access to the garden.

### WC

A useful ground floor cloak with low level WC.

### Laundry Room

With a work surface and plumbing and undercounter space for a washing machine and space for a condensing dryer.

### Store

A useful storage space.

### Gardens

To the rear is a large garden, mostly laid to lawn and with neatly cut privet hedges to the boundaries. There is a concrete path for access, a timber framed greenhouse and a detached timber garage building come store. To the front the property is set back from the road with a neatly cut lawn and a privet hedge.

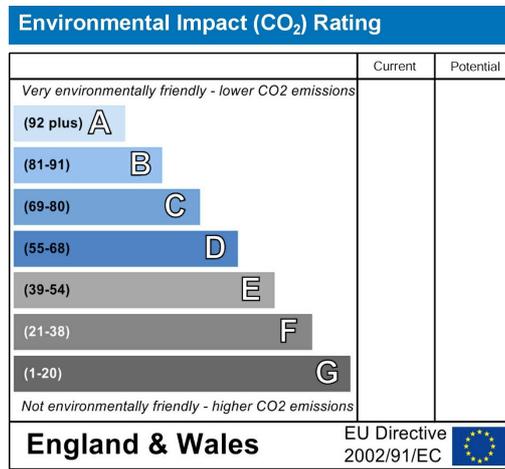
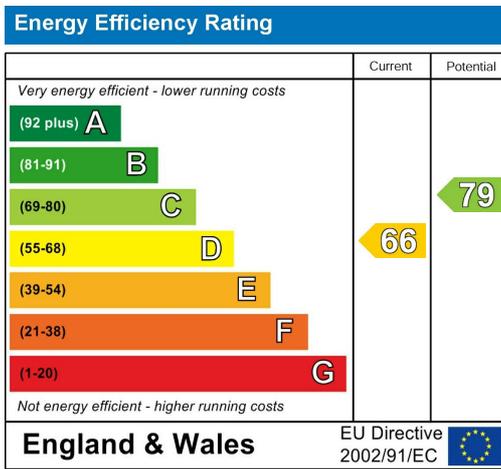
# Floorplan







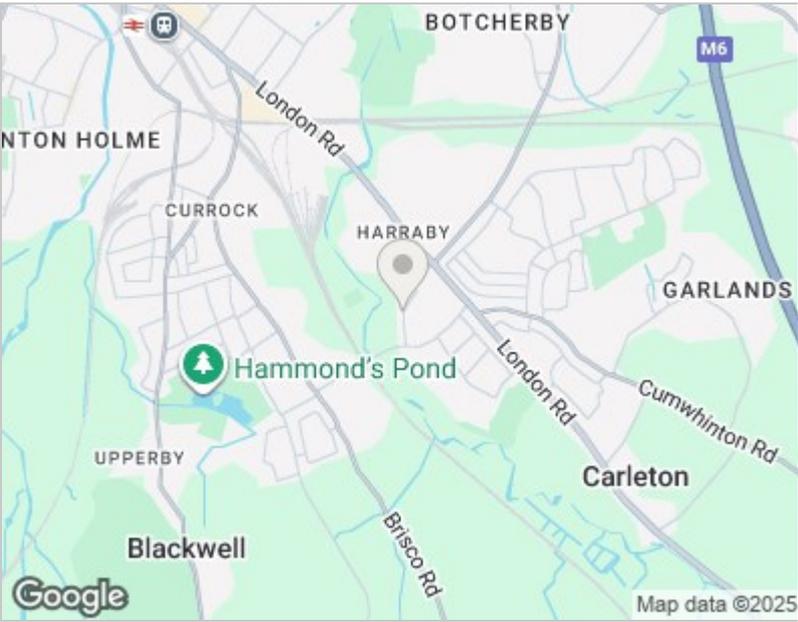
### Energy Efficiency Graph



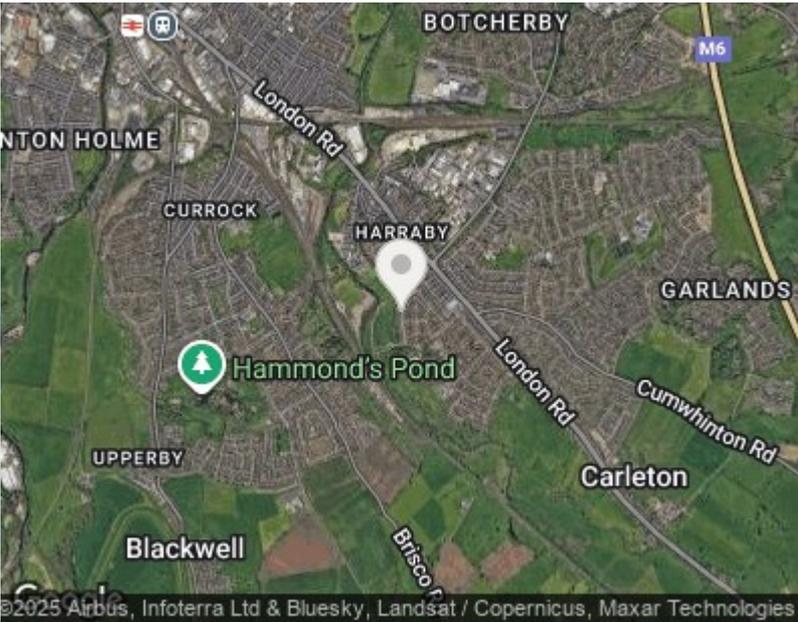
### Viewing

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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