



## Vestaneum

Crosby-On-Eden, Carlisle, CA6 4PN

Guide Price £395,000



- Detached Bay Fronted Family Home
- Kitchen, Living Dining Room & Conservatory
- Upstairs Family Bathroom
- Beautifully Presented Gardens
- Viewing Highly Recommended

- Highly Sought After Village Location
- Four Bedrooms (Master En-Suite)
- Detached Double Garage with Driveway Parking
- Oil Central Heating and Double Glazing
- EPC - D

# Vestaneum

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Guide Price £395,000



An impeccably presented and well appointed four bedroom detached family home, enjoying a generously sized plot with beautifully presented gardens. Spacious throughout the home boasts a beautiful family kitchen, large bay-fronted living dining room plus conservatory. Upstairs we have a master bedroom with en-suite and three further bedrooms! Outside is the highlight of this beautiful family home with a large lawned rear and side gardens with both a decked and paved seating areas plus a DOUBLE garage with ample parking. Viewing is imperative to appreciate.

The accommodation briefly comprises hallway, living dining room with bay window, kitchen, conservatory with garden views, office/study and WC/cloakroom to the ground floor with a landing, master bedroom with bay window and en-suite shower room, three further bedrooms and bathroom on the first floor. Externally the property has beautifully landscaped front, rear and side gardens with a detached double garage with driveway to the side. Oil central heating and double glazing throughout. EPC - D and Council Tax Band F.

Vestaneum is an exclusive development within the beautiful village of Crosby-On-Eden. Nestled just off the A689 approximately five miles North of Carlisle, the property has excellent access for transport links including the M6 Motorway J44 and the A69. Crosby-On-Eden itself has a wonderful community with excellent facilities including village hall, The Stag Inn, Crosby Nursery & Primary School and catchment for William Howard secondary school with a school bus service. For those looking for a more leisured lifestyle, Eden Golf Club is just around the corner with the addition of Hadrian's Wall UNESCO world heritage site and the Lake District National Park are just down the road! For dog owners and those keen on outdoor exercise there are plenty of walking routes in and around the village, and al

## HALLWAY

Entrance door from the front with internal doors leading to the living dining room, kitchen, office/study and WC/cloakroom. Radiator.

## LIVING DINING ROOM

Spacious living room complete with double glazed bay window to the front aspect, two radiators and a LPG gas fireplace with wooden surround and marble hearth. Double glazed sliding door toward the conservatory and internal door to the kitchen.

## KITCHEN

Modern fitted kitchen with a range of base, wall, drawer and larder units with complimentary worksurfaces and tiled splashbacks above. For cooking there is an eye-level NEFF electric double oven and grill with a NEFF induction hob with designer extractor hood over. Integrated fridge freezer. Space and plumbing allowing for a washing machine, dishwasher and tumble drier. Oil 'Worcester' boiler. One and half bowl sink with mixer tap. Double glazed window to the rear aspect with external door to the side driveway. Radiator and under stairs storage cupboard.

## CONSERVATORY

Enjoying beautiful garden views, this conservatory has double glazed windows to three sides with double glazed patio doors to the decking and a glazed roof.

## OFFICE/STUDY

Radiator and double glazed window to the front aspect.

## WC/CLOAKROOM

White two piece suite comprising WC and wash hand basin. Extractor fan, electricity consumer unit, part tiled walls and obscured double glazed window.

## LANDING

Stairs up from the ground floor with internal doors to four bedrooms and bathroom. Loft access hatch with access ladder, loft is partly boarded and has lighting.

## MASTER BEDROOM

Double bedroom complete with double glazed bay window to the front aspect, radiator and door to the en-suite shower room.

## MASTER EN-SUITE

White three piece suite comprising WC, vanity wash hand basin and shower enclosure with mains shower. Part tiled walls, radiator, extractor fan, recessed spotlights and obscured double glazed window.

## BEDROOM TWO

Double bedroom with radiator and double glazed window to the rear aspect.

## BEDROOM THREE

Double bedroom with radiator and double glazed window to the front aspect.

## BEDROOM FOUR

Double bedroom with radiator and double glazed window to the rear aspect.

## BATHROOM

Three piece bathroom suite comprising WC, wash hand basin and bath with hand shower attachment. Part tiled walls, radiator, extractor fan, recessed spotlights and obscured double glazed window.

## DOUBLE GARAGE

Detached double garage with two manual up and over garage doors fronting the driveway. Internally there is power, lighting and a outdoor cold water tap.

## EXTERNAL

The property enjoys beautifully kept gardens to the front, side and rear. Approaching the front of the property there is a lawned front garden with mature trees and bushes. Off road parking for several vehicles on the driveway, with pathway leading to the front door. Side access gates to both sides of the property allowing rear garden access. The rear garden is enclosed benefiting several areas for outdoor enjoyment including a large decking area directly outside the conservatory patio doors, a paved seating area to the side of the garage and a large lawned garden to the rear and side with mature borders.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - strongly.airfields.sleepy

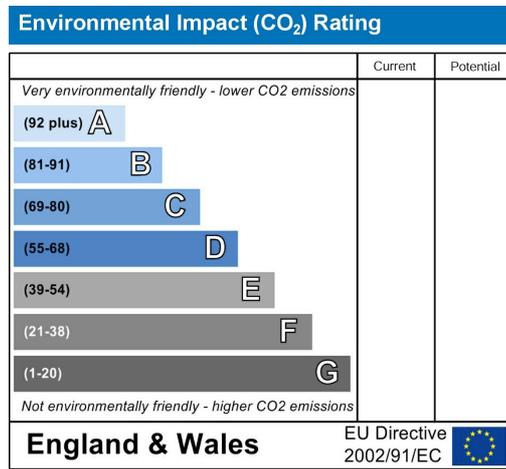
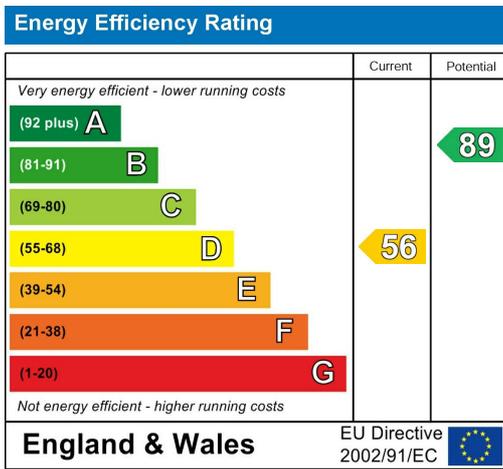
# Floorplan







### 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



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