



The Pastures, Monkhill road, Moorhouse, Carlisle, CA5 6ER

- Energy efficient new-build bungalow
- Three double bedrooms
- Stunning triple aspect sunroom
- Built by an award-winning Cumbrian builder
- Peaceful cul-de-sac on the outskirts of Carlisle
- Accessible modern layout
- Beautiful British made kitchen and utility
- Contemporary bathroom and en-suite
- Quality locally sourced finishes
- Friendly community atmosphere

Guide Price £385,000



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DESCRIPTION

Only 4 remaining.

The Herdwick is an attractive new energy efficient detached bungalow located within a small welcoming cul-de-sac in the heart of Moorhouse, a quaint historic village, positioned only five miles away from Carlisle city centre.

As well as presenting an enhanced specification both inside and out the home offers a versatile layout suiting today's busy modern lifestyle including three double bedrooms, a well-equipped kitchen/dining room, spacious lounge, triple aspect sunroom, bathroom, en-suite, utility room and attached garage.

Designed for owners who appreciate quality the home's unique specification incorporates beautiful British-made kitchen cabinetry with integrated appliances, luxurious bathroom suites and natural oak doors.

While on the outside you will find premium clay bricks, real sandstone mullions, block paved private driveway, double glazed windows, electric garage door and a neatly turfed garden featuring a flagged patio.

The home is built to the highest modern standards by award-winning Cumbrian builder, Willan Living, in accordance with building regulations and LABC's technical requirements, and comes with a 10 year structural warranty for that extra peace of mind.







Viewings

Please contact centralhub@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

