



HUNTERS

Rufus Road

Carlisle, CA1 2GU

Guide Price £295,000



- Executive Detached Family Home
- Fitted Blinds & Brushed Chrome Sockets & Switches Throughout
- Bay-Fronted Living Room
- Modern Family Bathroom
- Front & Rear Gardens

- High Specification & Immaculate Turn-Key Condition
- Spacious Dining Kitchen with Integrated Appliances & Utility Room
- Four Bedrooms (Two En-Suites)
- Off Road Parking & Integral Garage
- EPC - B

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Beautifully presented and situated within the popular "Meadowbrook" development is this executive four bedroom detached family home, which has been upgraded to an excellent high-specification by the current owners and is truly in a move-in condition. The spacious accommodation has family living at the heart of the home with a magnificent open plan dining kitchen with integrated appliances, a beautiful bay-fronted lounge and four generously sized bedrooms upstairs, two boasting en-suites! A viewing is imperative to appreciate the space, quality and aspect of this home.

The spacious and modern accommodation briefly comprises hallway, living room, dining kitchen, utility room and WC/cloakroom to the ground floor with a landing, four double bedrooms, two with en-suite shower rooms and family bathroom on the first floor. Externally the property has an integral garage, off road parking and front and rear gardens. Multi-zone gas central heating and double glazing throughout. EPC - B and Council Tax Band - D.

Located on the Eastern fringe of the Carlisle, the property enjoys excellent access to Rosehill which includes a range of shops and supermarkets with a wider array of amenities including bars and restaurants available within Carlisle City Centre, which takes either a 20 minute walk or 5 minute drive. The convenience of the location is excellent with J43 of the M6 motorway being minutes away with the addition of regular bus routes passing by the development on Durranhill Road. For families, reputable schools for all ages can be found within a short drive.

HALLWAY

Entrance door from the front with internal doors to the living room, dining kitchen and WC/cloakroom. Radiator and stairs to the first floor.

LIVING ROOM

19'9" x 11'2" (6.02m x 3.40m)

Double glazed bay window to the front aspect and two radiators.

DINING KITCHEN

20'7" x 10'8" (6.27m x 3.25m)

Modern fitted kitchen with a range of base, wall and drawer units with stone worksurfaces and upstands above. Integrated eye-level double oven, five-ring electric induction hob, designer extractor hood, integrated fridge freezer, integrated dishwasher, inset one and a half bowl stainless steel sink with mixer tap, recessed spotlights, plinth lighting, two radiators, double glazed window to the rear aspect and double glazed French doors to the rear garden. Internal door to the utility room.

UTILITY ROOM

10'9" x 5'7" (3.28m x 1.70m)

Fitted base and tall units with stone worksurfaces and upstands above. Inset one bowl stainless steel sink with mixer tap, integrated washing machine, space for a tumble drier, radiator and external door to the rear garden.

WC/CLOAKROOM

5'6" x 2'9" (1.68m x 0.84m)

Two piece suite comprising WC and wash hand basin. Part tiled walls, radiator and extractor fan.

LANDING

Stairs up from the ground floor with internal doors to four bedrooms and family bathroom. Loft access point, radiator and storage cupboard housing the water cylinder.

MASTER BEDROOM

15'4" x 11'4" (4.67m x 3.45m)

Double bedroom complete with radiator, two double glazed windows to the front aspect and two gloss fitted wardrobes. Internal door to the en-suite shower room.

MASTER EN-SUITE

6'4" x 3'2" (1.93m x 0.97m)

Three piece suite comprising WC, wash hand basin and large shower enclosure with mains shower. Part tiled walls, chrome towel rail, extractor fan and obscured double glazed window.

BEDROOM TWO

12'5" x 11'7" (3.78m x 3.53m)

Double bedroom complete with radiator and two double glazed windows to the front aspect. Internal door to the en-suite shower room.

BEDROOM TWO EN-SUITE

7'4" x 4'6" (2.24m x 1.37m)

Three piece suite comprising WC, wash hand basin and large shower enclosure with mains shower. Part tiled walls, chrome towel rail, extractor fan and obscured double glazed window.

BEDROOM THREE

10'9" x 10'7" (3.28m x 3.23m)

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

BEDROOM FOUR

10'7" x 9'1" (3.23m x 2.77m)

Double bedroom complete with radiator and double glazed window to the rear aspect. Currently used as a home office.

FAMILY BATHROOM

Three piece suite comprising WC, wash hand basin and bath. Part tiled walls, chrome towel rail, extractor fan and obscured double glazed window.

INTEGRAL GARAGE

16'9" x 8'0" (5.11m x 2.44m)

Integral single garage with up and over garage door to the front driveway with power, lighting and wall mounted gas boiler internally.

EXTERNAL

To the front of the property is a beautifully maintained lawned garden with floral border with the addition of a double driveway providing off road parking for two vehicles. Pathway with gate to the side of the property toward the rear garden. The rear garden is enclosed benefitting a paved seating area and lawned garden. Double socket and cold water tap to the rear elevation.

PLEASE NOTE

We have been advised there is an annual service charge of approximately £102.12 per annum for the upkeep of the development. We also advise prospective purchasers that the lane to the front of the property is shared between 36 Rufus Road and the two neighbouring properties of which there is a right of way in place including any relevant shared maintenance costs. Please contact the office for further details or to obtain a copy of the title plan.

Floorplan





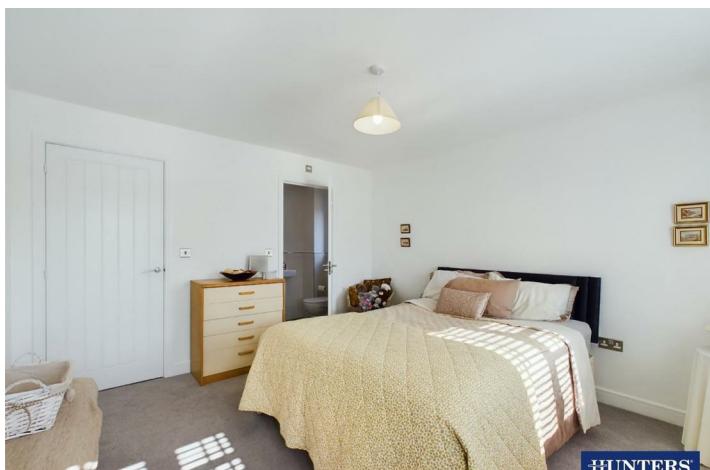
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Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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	

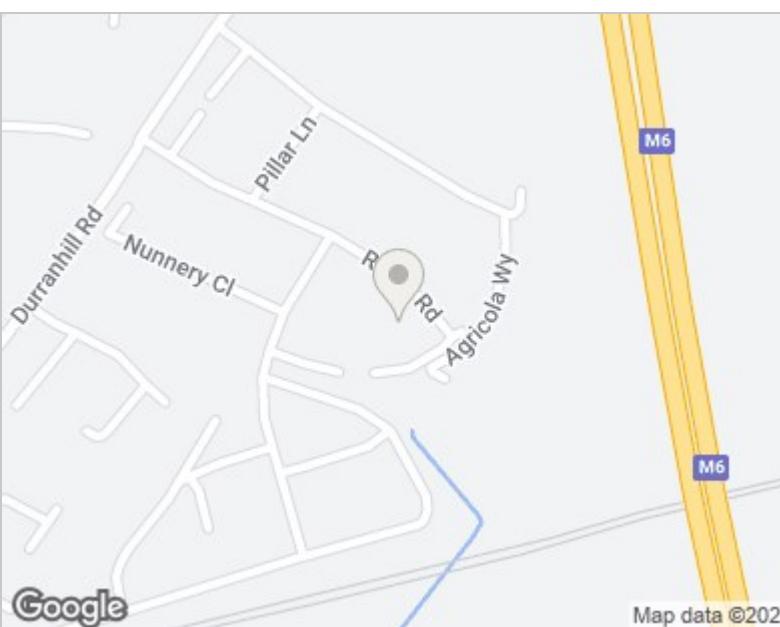
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

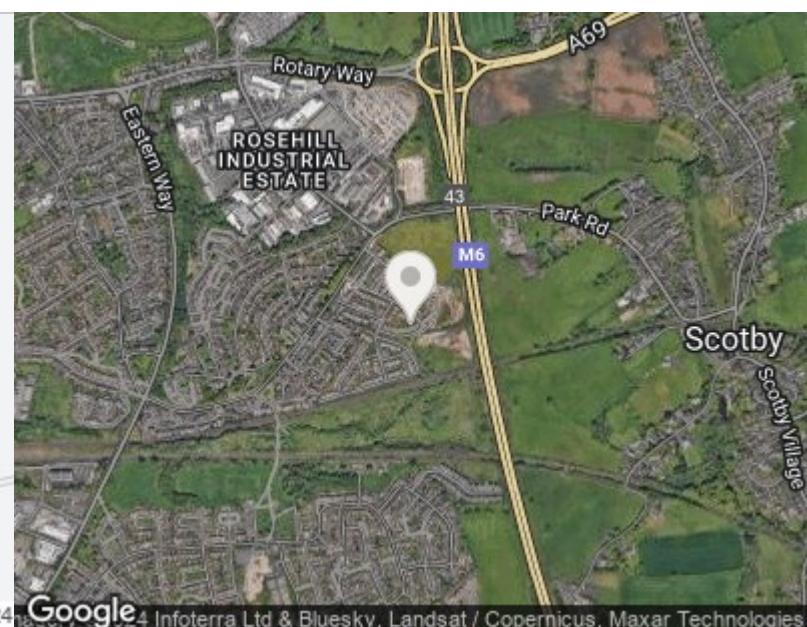
Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01228 584249

Road Map



Hybrid Map



HUNTERS
HERE TO GET YOU THERE

Tel: 01228 584249



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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