



## Glaramara Drive

Carlisle, CA2 6QP

Guide Price £280,000



- DETACHED FAMILY HOME
- SPACIOUS LIVING ROOM
- FOUR BEDROOMS (MASTER EN-SUITE)
- PLEASANT REAR GARDEN
- HIVE HEATING CONTROL
- MODERN KITCHEN DINING WITH BI-FOLD DOORS
- UTILITY AND DOWNSTAIRS WC.
- FAMILY BATHROOM
- OFF ROAD PARKING WITH INTEGRAL GARAGE
- EPC - B

# Glaramara Drive

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Hunters are delighted to market this modern, four bedroom detached family home built by the highly reputable "Homes by Esh" Generously proportioned throughout the property boasts a beautiful kitchen dining room, with Bi-folding doors to the rear garden! Arrange your viewing today.

The gas central heated and double glazed accommodation briefly comprises of: entrance hallway, living room, kitchen dining room, utility room and cloakroom to the ground floor with landing, four bedrooms and family bathroom to the first floor. Externally is a integrated single garage and front and rear gardens. EPC - B and Council Tax Band D.

Located on Glaramara Drive, the property has great access into Carlisle with its many amenities along with easy access to the City Bypass. Richard Rose Morton Academy is within 5 minutes walk.

## ENTRANCE HALL

Staircase to the first floor, doors to living room and kitchen, understairs cupboard.

## LIVING ROOM

Spacious living room complete with bay window to the front aspect.

## KITCHEN DINING ROOM

A fantastic kitchen diner, with Bi-folding doors to the rear garden making this the best indoor-outdoor entertaining space. Fitted high gloss kitchen with a range of wall and base units and complimentary work surfaces above. For cooking you have both Hotpoint integrated electric oven with Hotpoint microwave, both at eye-level. Gas hob with extractor above and integrated Hotpoint fridge freezer. For the washing up you have a one and a half bowl stainless steel sink, with mixer tap and integrated Hotpoint dishwasher. Ample space for dining furniture. Door to the utility room.

## UTILITY ROOM

Plumbing for washing machine, space for tumble drier, wall mounted Ideal gas boiler and stainless steel sink with mixer tap. Door to the cloakroom and rear garden.

## CLOAKROOM / WC

Wash hand basin and WC. Frosted window.

## LANDING

Doors to four bedrooms, family bathroom and airing cupboard. Loft access hatch.

## MASTER BEDROOM

Double bedroom complete with fitted wardrobe, window to the front and door to the en-suite shower room.

## EN-SUITE

Wash hand basin, WC and shower enclosure.

## BEDROOM TWO

Double bedroom with window to the front.

## BEDROOM THREE

Double bedroom with window to the rear.

## BEDROOM FOUR

Single bedroom with built in wardrobe and window to the rear. (Wardrobe could be easily removed to create additional space)

## FAMILY BATHROOM

Three piece family bathroom comprising WC, wash hand basin and bath. Frosted window to the rear garden.

## GARAGE

Integrated single garage with manual roller garage door to the front driveway. Lighting and power.

## EXTERNAL

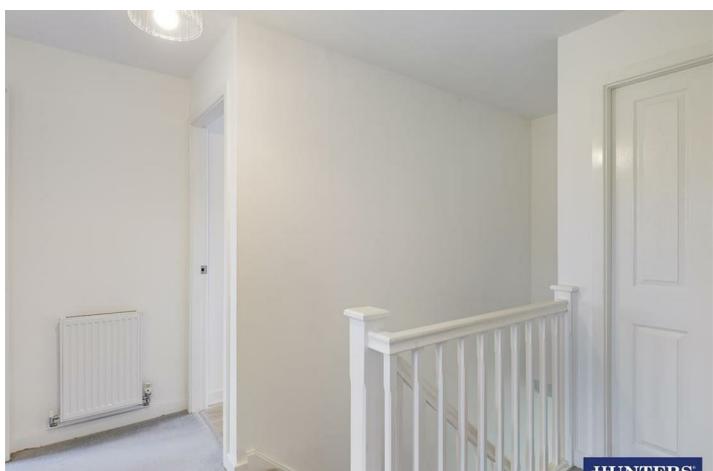
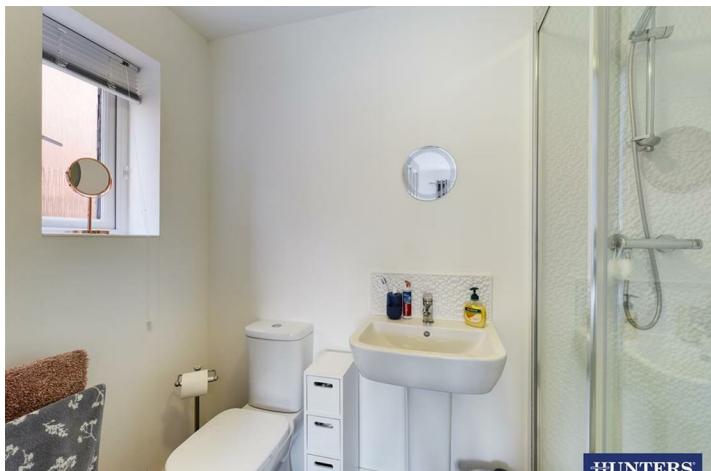
The front garden has a pleasant outlook with lawn and mature borders, ample parking for two cars on the driveway leading to the garage. Side access gate to the rear garden, with paved area ideal for storing the bins. The rear garden is well landscaped, with patio area directly outside the Bi-folding doors. Lawned garden with mature planter border and garden shed. (Please note - the cold frame greenhouse is not included in the sale)

## WHAT3WORDS

For the location of this property, please visit the [What3Words App and enter - proven.senses.frosted](https://what3words.com/app/and/enter/-proven.senses.frosted)

## Floorplan







## Energy Efficiency Graph

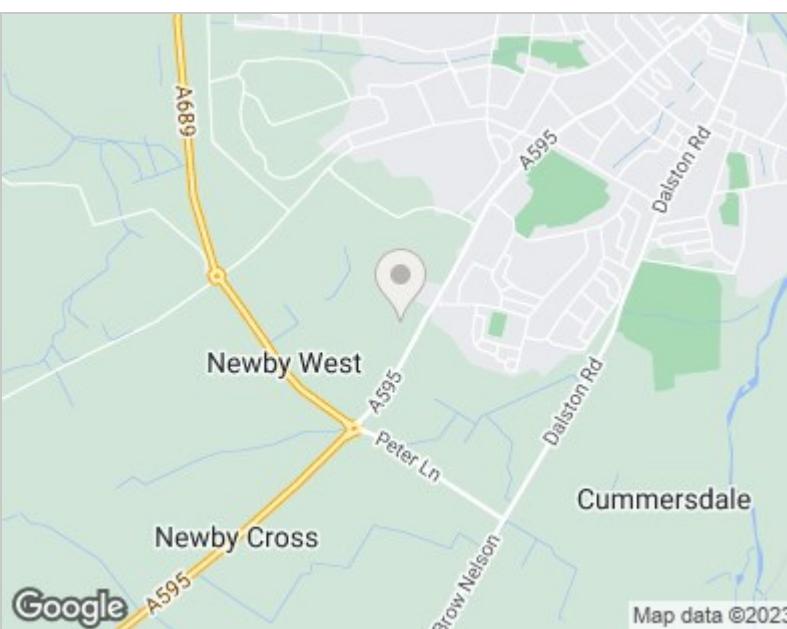
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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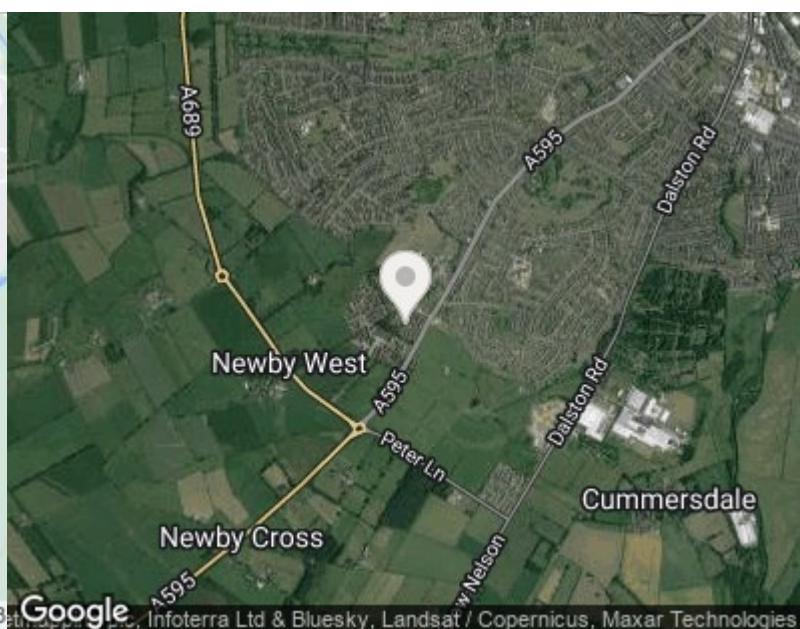
## Viewing

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



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.

6 Abbey Street, Carlisle, CA3 8TX  
Tel: 01228 584249 Email:  
[centralhub@hunters.com](mailto:centralhub@hunters.com) <https://www.hunters.c>

