



HUNTERS



Croft Close, Cumwhinton

- Executive detached family home with views
- 2 En Suites
- Cul De Sac location just a few minutes walk from the school
- Utility Room
- Upgraded to the highest of standards
- Downstairs Study
- Spacious Garage with Electric Door
- EPC rating B

Guide Price £455,000

HUNTERS®
HERE TO GET *you* THERE

Croft Close, Cumwhinton

DESCRIPTION

An outstanding Executive 5 Bedrooomed detached Story Home finished to the highest of standards situated in our most sought after CA4 postcode location in the village of Cumwhinton.

Entered by a light and spacious hallway the ground floor accommodation boasts a wealth of living space the feature of which is the open plan Kitchen, Dining and Living space with BI Fold doors opening onto a beautifully maintained enclosed rear garden. A utility with side access, cloakroom, a spacious integral garage, a study and a conventional living room complete the ground floor.

To the first floor the landing provides access to the 5 Bedrooms- 2 of which have En Suite Shower Rooms and a family Bathroom. Storage is in abundance with built in wardrobes and storage cupboards throughout and the views from the rear elevation are truly stunning with the most beautiful sunrises.

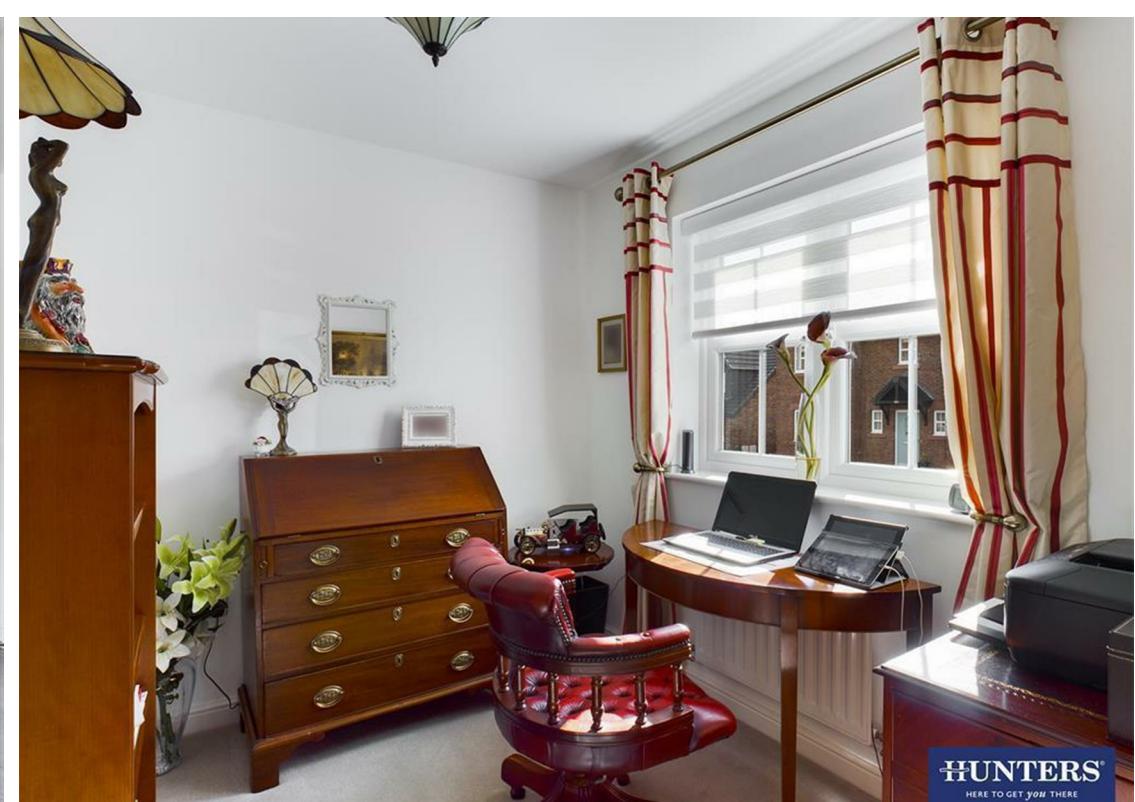
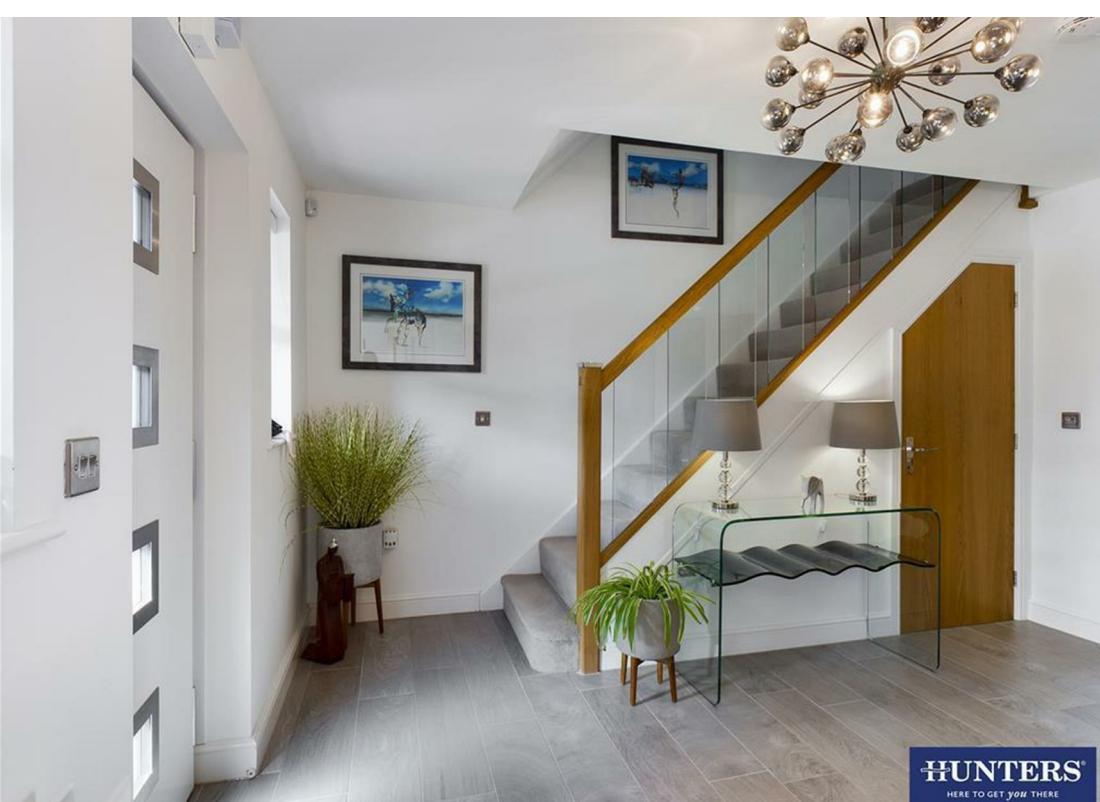
Externally the gardens have been maintained impeccably which is evident from the frontage and continued in the enclosed rear garden. To the front is parking for three cars and a garden with gated access down both sides of the property to the rear garden which forms useful storage areas each side. The rear garden has a large patio , feature decked areas , lawn and a summerhouse with power.

The Garage which is larger than average is integral, it has the benefit of wall and base units for storage and homes the boiler. The electric door provides easy access externally.

The property is serviced by gas central heating and Finesse installed double glazing

Cumwhinton is located 5 minutes from the Border City of Carlisle and the M6 motorway. The village benefits from a highly reputable primary school, village pub and fantastic countryside walks. Shops and supermarkets all within a short drive. Blencathra at the edge of the Lake District National Park is a 30 minute drive away.







Ground Floor Building 1



Floor 1 Building 1

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.

6 Abbey Street, Carlisle, CA3 8TX

Tel: 01228 584249 Email:

centralhub@hunters.com <https://www.hunters.com>



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 |

Approximate total area⁽¹⁾

2038.17 ft²
189.35 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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