



## Newbury Way

Carlisle, CA2 4QN

Asking Price £240,000



- 360 Virtual Tour Available by Request
- Modern Dining Kitchen with Bay Window
- Four Bedrooms with Master En-Suite (Three Double & One Single)
- Enclosed Rear Garden with Patio & Lawn
- Sought After Development to the South of Carlisle
- Beautifully Presented Semi-Detached 'Story Homes' Townhouse
- Spacious Living Room with French Doors to the Rear Garden
- Three-Piece Family Bathroom
- Off-Street Parking for Two Vehicles
- EPC - B

# Newbury Way

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Asking Price £240,000



This beautifully presented four-bedroom bay-fronted townhouse offers spacious, high-quality accommodation arranged over three floors. Boasting a generous rear garden and off-street parking for two vehicles, this superb home will appeal to a wide range of buyers. Inside, the property features a stylish dining kitchen with a charming bay window, and a large, light-filled living room with French doors that open effortlessly onto the rear garden, perfect for indoor-outdoor living. The first and second floors are home to four well-proportioned bedrooms, including a luxurious master with en-suite, alongside a modern family bathroom. One of the standout features of this home is its consistently bright and airy interior, creating a warm and welcoming atmosphere in every room. Contact Hunters today to request the 360 virtual tour or to arrange your viewing and experience everything this exceptional home has to offer.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, dining kitchen, living room and WC/cloakroom to the ground floor. On the first floor is a landing, three bedrooms and bathroom, and on the second floor a landing, master bedroom and en-suite. Externally there is off-street parking to the front and an enclosed rear garden. EPC - B and Council Tax Band - C.

Located to the South of Carlisle on sought after Story Homes 'The Ridings' development, this property has fantastic access into the City with its many amenities and transport links, including shops, supermarkets, restaurants, bars and train station, whilst having a number of schools close by. The beautiful Hammond's Pond is within walking distance, a perfect space for walking and relaxation. For commuting, the M6 motorway J42 is accessible within 10 minutes' drive with the further benefit of the Southern City Bypass, currently under construction and scheduled to be complete late 2025.

## GROUND FLOOR:

### HALLWAY

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

### DINING KITCHEN

#### Kitchen Area:

Fitted base, wall and drawer units with matching worksurfaces and upstands above. Two integrated eye-level electric ovens, electric hob, extractor unit, integrated fridge freezer, space and plumbing for a washing machine, one and a half bowl sink with mixer tap, under-counter lighting and recessed spotlights.

#### Dining Area:

Double glazed bay window to the front aspect and a radiator.

### LIVING ROOM

Radiator, double glazed French doors to the rear garden and two double glazed Velux windows.

### WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash hand basin. Tiled splashbacks, radiator, extractor fan and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway with further stairs up to the second floor landing, internal doors to three bedrooms and bathroom, and a built-in cupboard.

### BEDROOM TWO

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

### BEDROOM THREE

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

### BEDROOM FOUR

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

### FAMILY BATHROOM

Three piece suite comprising a WC, pedestal wash hand basin and bath with hand shower attachment. Part-tiled walls, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

## SECOND FLOOR:

### LANDING

Stairs up from the first floor landing and an internal door to the master bedroom.

### MASTER BEDROOM & EN-SUITE

#### Master Bedroom:

Double bedroom complete with a double glazed window to the front aspect, double glazed Velux window, radiator and an internal door to the en-suite.

#### En-Suite:

Three piece suite comprising a WC, pedestal wash hand basin and double shower enclosure benefitting a mains shower with rainfall shower head. Part-tiled walls, recessed spotlights, extractor fan, built-in cupboard and a double glazed Velux window. The built-in cupboard includes the gas boiler internally.

### EXTERNAL:

#### Front Driveway:

Block-paved driveway allowing off-street parking for two vehicles. An access pathway to the side of the property with gate to the rear garden.

#### Rear Garden:

Enclosed rear garden, predominantly lawned and benefitting a paved seating area, external lighting and an external cold water tap.

### WHAT3WORDS

For the location of this property please visit the What3Words App and enter - smart.still.aims

### PLEASE NOTE

There is an annual service charge of approximately £96.48 for the upkeep of the development.

### AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

## Floorplan





Tel: 01228 584249



**HUNTERS**

### Energy Efficiency Graph

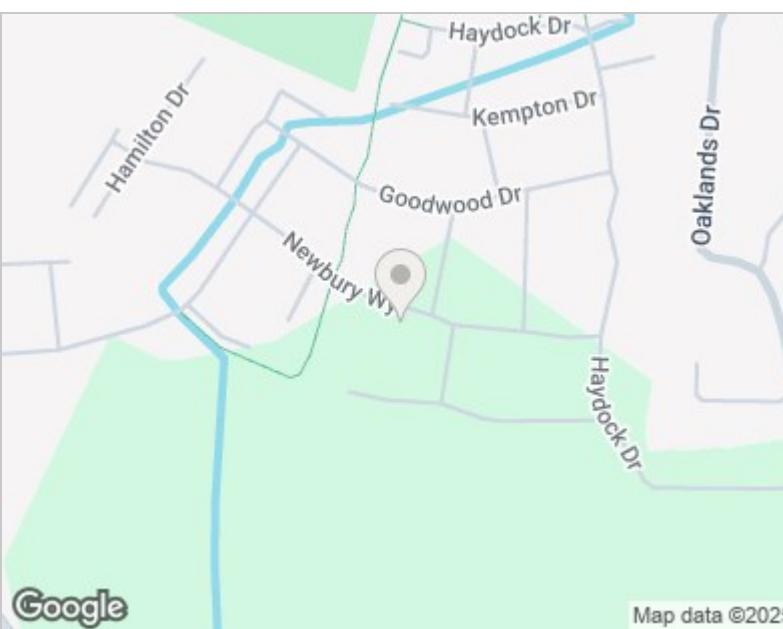
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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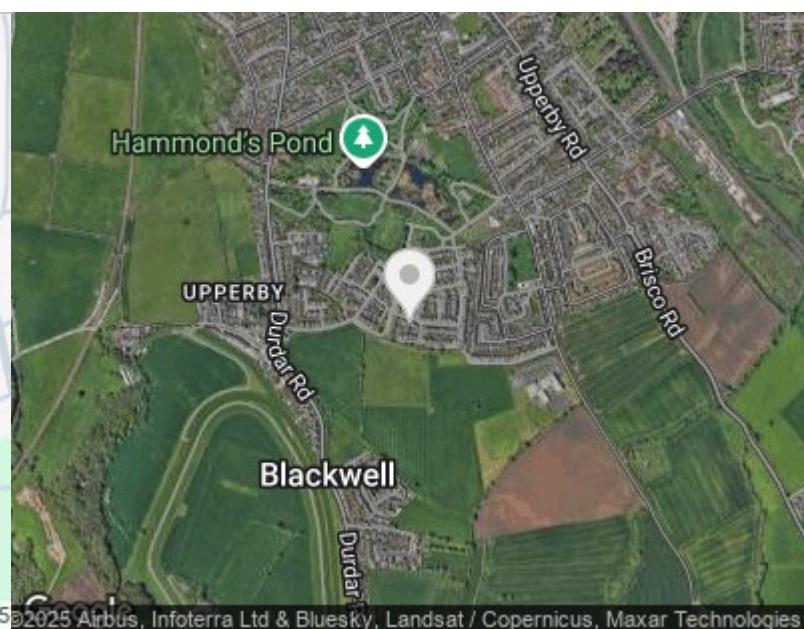
### Viewing

Please contact our Hunters Carlisle & South West Scotland 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.

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