



HUNTERS®

Croft Close

Cumwhinton, CA4 8FG

Offers Over £375,000



- Executive Detached Family Home
- Modern Kitchen Diner with Bi-Folding Doors
- Four Bedrooms (Master En-Suite)
- Off Road Parking & Integral Garage
- Viewing Imperative to Appreciate

- Immaculate Turn-Key Condition
- Beautiful Lounge with Feature Gas Stove
- Four Piece Family Bathroom
- Front & Landscaped Rear Gardens
- EPC - B

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Welcome home! This outstanding four bedroom detached Story Home is finished to exacting standards and is everything the modern family would require. The most beautiful bay fronted lounge with gas stove, an open plan kitchen dining space with bi-folding doors directly to the beautifully landscaped rear garden, four double bedrooms with the master benefitting fitted wardrobes and en-suite, all nestled nicely within a highly sought after development in Cumwhinton. Viewing comes highly recommended.

The modern and spacious accommodation briefly comprises hallway, lounge with feature gas stove, kitchen dining room with bi-folding doors leading to the rear garden, utility room and WC/cloakroom to the ground floor with a landing, master bedroom with en-suite shower room, three further double bedrooms and family bathroom on the first floor. Externally the property has a lawned front garden with off road driveway parking for two vehicles to the front with an enclosed and beautifully landscaped rear garden complete with paved seating area. Gas central heating and double glazing throughout. EPC - B and Council Tax Band - TBC.

Cumwhinton is conveniently located only five minutes from the Border City of Carlisle and the M6 motorway J42. The village itself benefits from a highly reputable primary school, village pub and beautiful countryside walks. For the wider amenities, supermarkets including Aldi, ASDA, Tesco's & Lidl can be reached within a 10 minute drive. Cumbria is famous for its nature and scenery which means you can be in the heart of the lake district within a 45 minute drive, whilst the North East of England can be reached within a hour, and Southern Scotland within 20 minutes.

HALLWAY

Entrance door from the front with internal doors to the lounge, kitchen dining room and WC/cloakroom. Stairs to the first floor with under stairs cupboard with light. Radiator and double glazed window to the front aspect.

LOUNGE

Double glazed bay window to the front aspect with white plantation shutters, radiator and feature gas stove with granite hearth.

KITCHEN DINING ROOM

Modern gloss fitted kitchen with base, wall and drawer units with complementary worktops over and matching upstands. Integrated eye-level double oven and grill and five burner hob with extractor hood over. Integrated fridge freezer and dishwasher. One and a half bowl stainless steel sink with mixer tap. Double glazed window to the rear aspect and double glazed bi-folding doors leading out to the rear garden with electric motorized blinds. Radiator, recessed spotlights and door to the utility room.

UTILITY ROOM

Fitted base units with complimentary worksurface above. One bowl stainless steel sink with mixer tap, integrated fridge, space and plumbing for washing machine and radiator. External door to the rear garden and internal door to the garage.

WC/CLOAKROOM

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

LANDING

Stairs up from the ground floor with galleried style landing with double glazed Velux window over. Internal doors to four bedrooms and bathroom. Loft access hatch and a built in double cupboard housing the water tank.

MASTER BEDROOM

Double bedroom complete with double glazed bay window to the front aspect with white plantation shutters, two radiators and fitted wardrobe furniture with matching bedside cabinets and drawers. Door to the en-suite shower room.

MASTER EN-SUITE

White three piece suite comprising WC, vanity wash hand basin and double shower enclosure with mains shower. Part tiled walls, chrome towel rail, recessed spotlights, extractor fan and obscured double glazed window.

BEDROOM TWO

Double bedroom complete with double glazed window

to the front aspect with white plantation shutters, radiator and fitted wardrobe furniture.

BEDROOM THREE

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

BEDROOM FOUR

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

BATHROOM

White four piece bathroom suite comprising WC, wash hand basin, bath and shower enclosure with mains shower. Part tiled walls, chrome towel rail, recessed spotlights, extractor fan and obscured double glazed window.

EXTERNAL

To the front of the property there is a lawned front garden with side borders with off road driveway parking for two vehicles. Side access path with gates down both sides of the property leading to the rear garden. Outdoor cold water tap to the side. The South-West facing rear garden is fully enclosed and beautifully landscaped comprising two paved seating areas and lawned garden of two levels with mature borders, perfect for family enjoyment and outdoor entertaining.

GARAGE

Integral single garage with manual up and over garage door to the front driveway. Wall mounted gas boiler.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - [limelight.draining.grace](https://www.what3words.com/limelight.draining.grace)

Floorplan

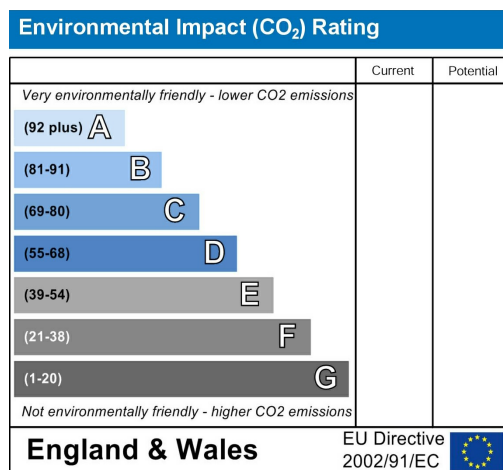
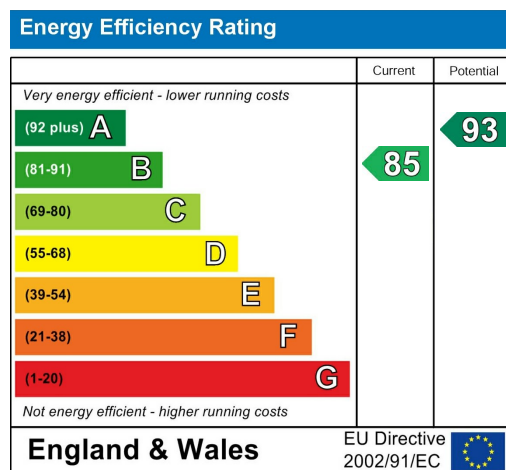






HUNTERS

Energy Efficiency Graph



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





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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