



## Rufus Road

Carlisle, CA1 2GU

Guide Price £230,000



- Modern Detached House
- Sought After Meadowbrook Development
- Kitchen with Integrated Appliances
- Family Bathroom & Downstairs WC/Cloakroom
- Off-Road Parking & Integral Garage
- Impeccably Presented Throughout
- Living Room & Dining Room
- Three Bedrooms ALL with Fitted Wardrobes (Master En-Suite)
- Gardens to the Front & Rear
- EPC - B

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This modern three bedroom detached home with garage is impeccably presented throughout and is conveniently situated to the East of Carlisle on the modern and sought after Taylor Wimpey 'Meadowbrook' development. An ideal home for families, professionals and first time buyers, the home is complete with a modern, light and airy interior with a generous rear garden, off-road parking for two vehicles and an integral garage. Don't miss out, contact Hunters today to arrange your viewing.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living room, dining room, kitchen and WC/cloakroom to the ground floor with a landing, three bedrooms, master en-suite and family bathroom on the first floor. Externally the property has a garden, garage and off-road parking to the front and a generous garden to the rear. EPC - B and Council Tax Band - C.

Located on the Eastern fringe of the Carlisle within the sought after 'Meadowbrook' development, 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, internal doors to the living room, dining room, kitchen and WC/cloakroom, radiator, heating thermostat and security alarm panel.

## LIVING ROOM

Double glazed French doors to the rear garden and radiator.

## DINING ROOM

Double glazed window to the front aspect and radiator.

## KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated electric double oven, electric hob, extractor unit, integrated fridge freezer, integrated washing machine, integrated slimline dishwasher, one and a half bowl stainless steel sink with mixer tap, radiator, double glazed window to the rear aspect and external door to the side pathway.

## WC/CLOAKROOM

WC, pedestal wash hand basin, radiator and an extractor fan.

## LANDING

Stairs up from the ground floor, internal doors to three bedrooms, bathroom, radiator, built-in cupboard, loft access point and a double glazed window to the side aspect.

## MASTER BEDROOM

Double glazed window to the front aspect, radiator, built-in wardrobes and an internal door to the master en-suite.

## MASTER EN-SUITE

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

## BEDROOM TWO

Double glazed window to the rear aspect, radiator and built-in wardrobes.

## BEDROOM THREE

Double glazed window to the rear aspect, radiator and built-in wardrobes.

## BATHROOM

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

## EXTERNAL

To the front of the property is a lawned front garden along with a tarmacadam driveway allowing off-road parking for two vehicles. An access gate with pathway to the side of the property to the rear garden. The rear garden is enclosed benefitting a generous lawned garden with small paved seating area directly outside the living room French doors. Cold water tap to the rear elevation.

## GARAGE

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

## WHAT3WORDS

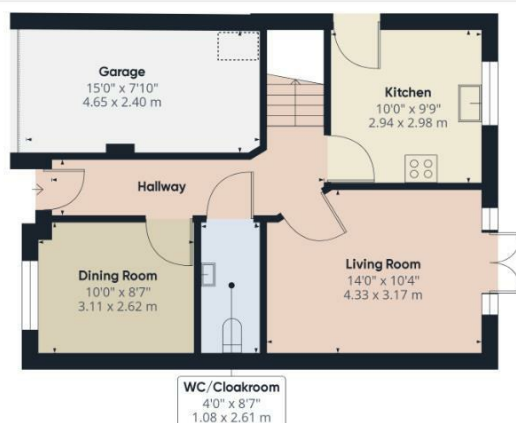
For the location of this property please visit the What3Words App and enter - skinny.shirts.supply

## PLEASE NOTE

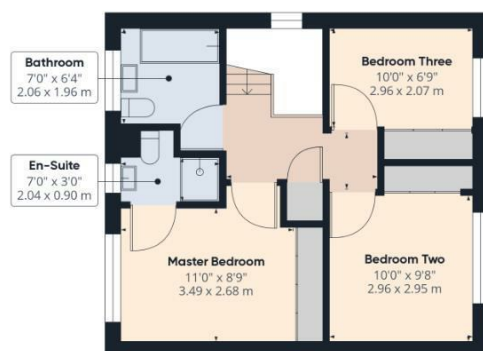
We have been advised there is an annual service charge for the upkeep of the development - costs to be confirmed.



## Floorplan



### Ground Floor



Floor 1

**HUNTERS**  
HERE TO GET *you* THERE

Approximate total area<sup>(c)</sup>

1007.07 ft<sup>2</sup>  
93.56 m<sup>2</sup>

Reduced headroom  
4.41 ft<sup>2</sup>  
0.41 m<sup>2</sup>

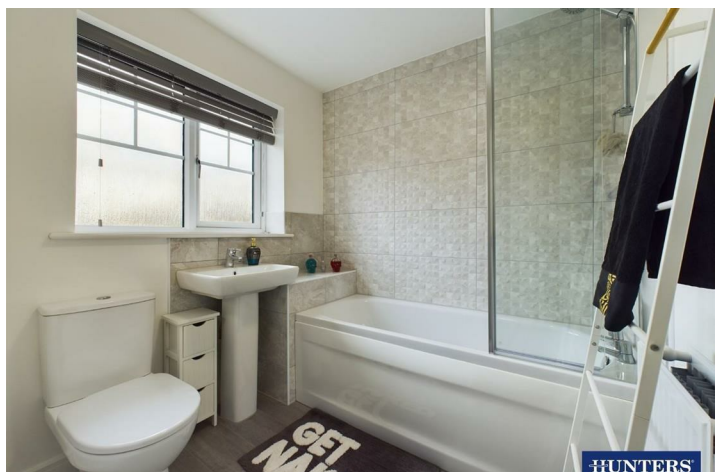
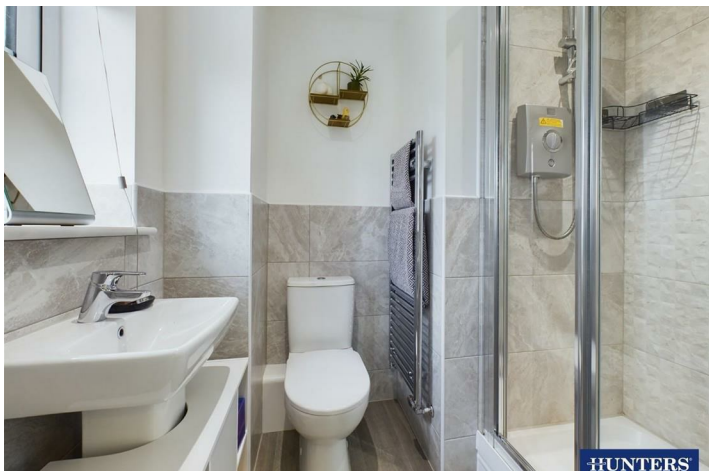
(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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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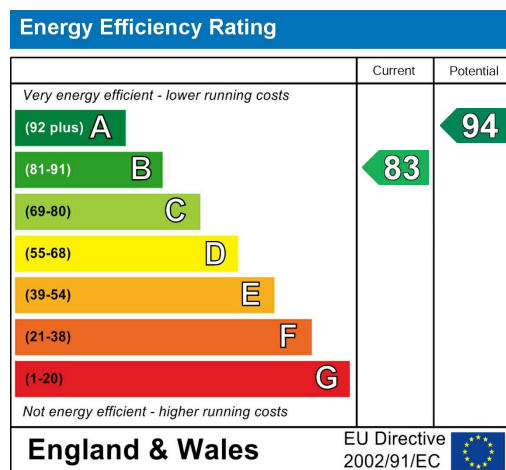








## Energy Efficiency Graph

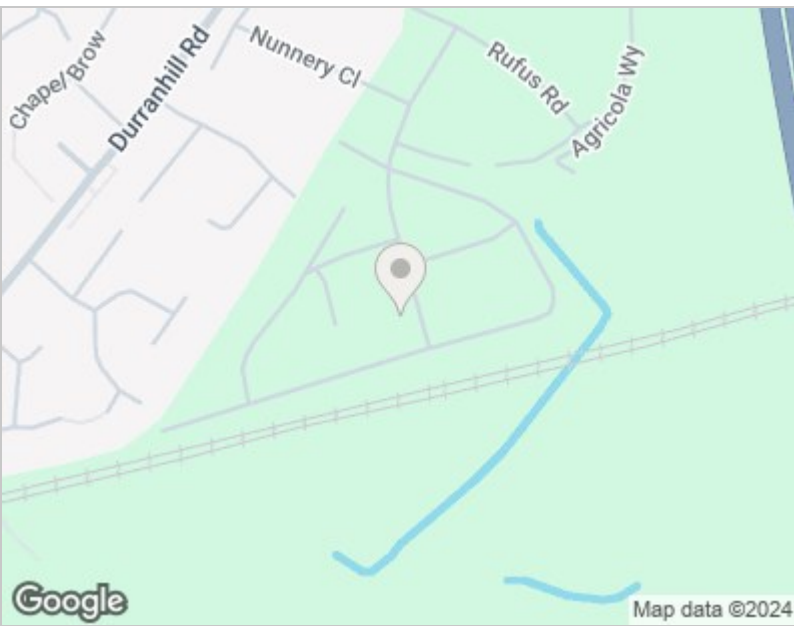


## Viewing

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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR  
Tel: 01228 584249 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

