



Bowfell Lane

Carlisle, CA2 6RQ

Guide Price £219,950



- Immaculately Presented Detached House
- Dining Kitchen with Patio Doors
- Three Bedrooms (Master En-Suite)
- Enclosed Rear Garden
- Popular Residential Location

- Spacious Living Room with Open Front Outlook
- Utility Room & Downstairs WC/Cloakroom
- Three Piece Family Bathroom
- Off Road Parking & Detached Garage
- EPC - C

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This immaculately presented three bedroom detached home is nicely situated on a quiet cul-de-sac and enjoying a wonderful outlook to the front. Perfect for young & growing families, first time buyers and investors the property is well proportioned throughout including a beautiful dining kitchen, spacious living room, garden and detached garage. A viewing is highly recommended to appreciate the quality and aspect of this excellent home.

The accommodation briefly comprises hallway, living room, dining kitchen, utility room and WC/cloakroom to the ground floor with a landing, master bedroom with en-suite, two further bedrooms and family bathroom on the first floor. Externally the property has front and rear gardens with off road parking and detached garage to the rear. Gas central heating and double glazing throughout. EPC - C and Council Tax Band - D.

Located on the ever-popular Brackenleigh development to the West of Carlisle, the property benefits excellent access into Carlisle City centre with its many amenities including local shops, supermarkets, garages, bars and restaurants. For commuting, there is easy access to the City Bypass providing further access to the A595, M6 and A69. For the little ones, Primary and Secondary schools are both within good proximity.

HALLWAY

Entrance door from the front with internal doors to the living room, dining kitchen and WC/cloakroom. Stairs to the first floor with under-stairs storage cupboard. Double glazed window to the side aspect and radiator.

LIVING ROOM

Double glazed window to the front aspect enjoying a lovely open outlook. Radiator.

DINING KITCHEN

Modern fitted kitchen with a range of base and wall units with granite worksurfaces and tiled splashbacks above. Integrated double oven with gas hob and extractor unit above. Integrated fridge freezer and integrated dishwasher. Inset one and half bowl sink with mixer tap. Recessed spotlights, radiator, double glazed window to the rear aspect and double glazed patio doors.

UTILITY ROOM

Fitted base and wall units with granite worksurfaces and tiled splashbacks above. Space and plumbing for a washing machine and space for a tumble drier. Wall mounted and enclosed gas boiler. Extractor fan and external door to the side.

WC/CLOAKROOM

Two piece suite comprising WC and wash hand basin. Radiator and extractor fan.

LANDING

Stairs up from the ground floor with internal doors to three bedrooms and bathroom. Double glazed window to the side aspect, storage cupboard and loft access point.

MASTER BEDROOM

Double bedroom complete with double glazed window to the front aspect enjoying a lovely open outlook, fitted wardrobes and radiator.

MASTER EN-SUITE

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

BEDROOM TWO

Double bedroom complete with double glazed window to the rear aspect, fitted wardrobes and radiator.

BEDROOM THREE

Double bedroom complete with double glazed window to the rear aspect and radiator. Currently used as a work from home office.

FAMILY BATHROOM

Three piece suite comprising WC, wash hand basin and bath with electric shower over. Part tiled walls, recessed spotlights, obscured double glazed window, chrome towel rail and extractor fan.

GARAGE

Detached single garage complete with manual up and over garage door, power and lighting internally.

EXTERNAL

The rear garden is partially walled, fully enclosed benefitting a paved seating area with sleeper planters and a lawned garden. Cold water tap. Access gate leading directly to the driveway and detached single garage.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - long.saving.cigar

PLEASE NOTE

Annual service charge approximately £220 per annum for the upkeep of the development.

Floorplan

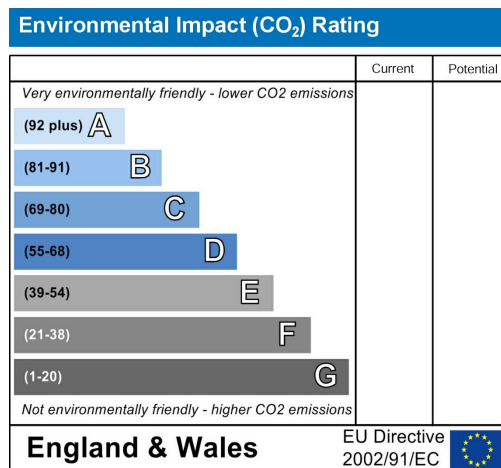
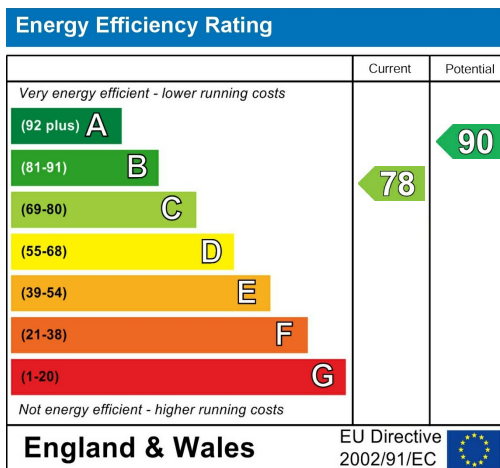






HUNTERS

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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