



Houghton Road

Carlisle, Cumbria

£445,000

- 4 Bedroom Detached Family House
- Gas Central Heating & Double Glazing
- Sun Room
- Landscaped Garden

01228 888999
info@bpkestateagents.com



Houghton Road

Carlisle, CA3 0LA

Four Bedroom Detached House

A simply exquisite detached family house offering versatile living. The generous sizing of the interior accommodation combined with the extensive landscaped gardens enjoy magnificent views across open countryside, create an opportunity to acquire a unique house. Situated within this highly sought after village conveniently close to local shops and amenities including schools, restaurants and bus routes to Carlisle city centre. The property benefits from gas central heating, double glazing and solid wood internal doors. The accommodation briefly comprises: Porch with a cloaks cupboard, Hall, Shower Room/WC with underfloor heating, Bedroom, Study, Fitted Kitchen with underfloor heating, integral dishwasher, 5 burner gas hob, extractor hood, double oven, fridge, freezer, shower tap and granite worktops, Utility Room, Sun Room with underfloor heating, French doors and remote control rain sensor roof lights, Lounge with multi fuel burning stove, 2 x French doors, Dining Room, Stairs to Landing, Library Gallery landing with a window wall overlooking the Sun Room, Master Bedroom with balcony and an en-suite shower room/wc, Bedrooms 3, 4 and a family Bathroom/WC with a separate shower enclosure. Externally there are well stocked landscaped gardens to the front and rear. The rear garden has a patio, feature pond, vegetable patch, mature trees, shrubs and amazing countryside views. To the front there is a lakeland paved driveway, gravelled area, lawned garden, shrubs, plants and a seating area. There are also views towards Hadrians Wall. Viewing is highly recommended.



Rooms and Layout

Porch

Hallway

Shower Room/WC

Bedroom 4

3.82m x 2.69m (12' 6" x 8' 10")

Study

5.79m x 2.83m (19' x 9' 3")

Kitchen

5.35m x 2.81m (17' 7" x 9' 3")

Utility Room

2.95m x 2.64m (9' 8" x 8' 8")

Sun Room

4.13m x 3.15m (13' 7" x 10' 4")

Lounge

4.87m x 4.57m (16' x 15')

Dining Room

4.52m x 3.62m (14' 10" x 11' 11")

Stairs to Landing

Master Bedroom

4.38m x 3.12m (14' 4" x 10' 3")

En-Suite

Bedroom 3

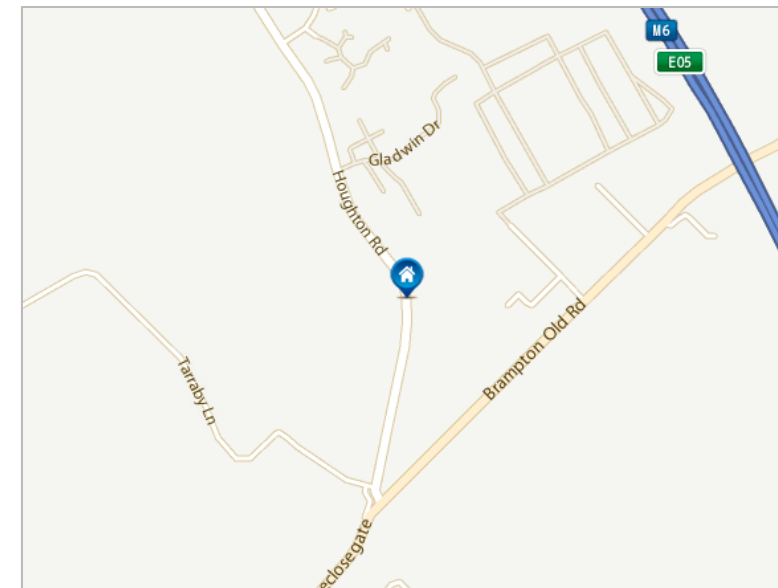
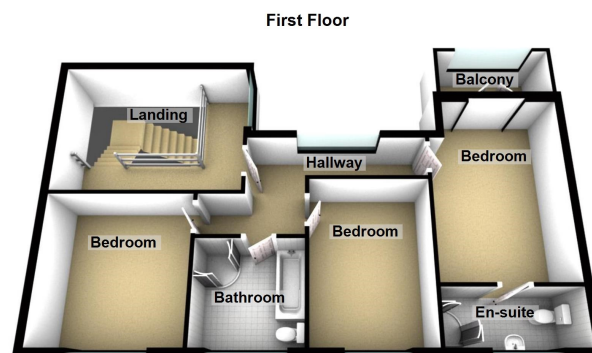
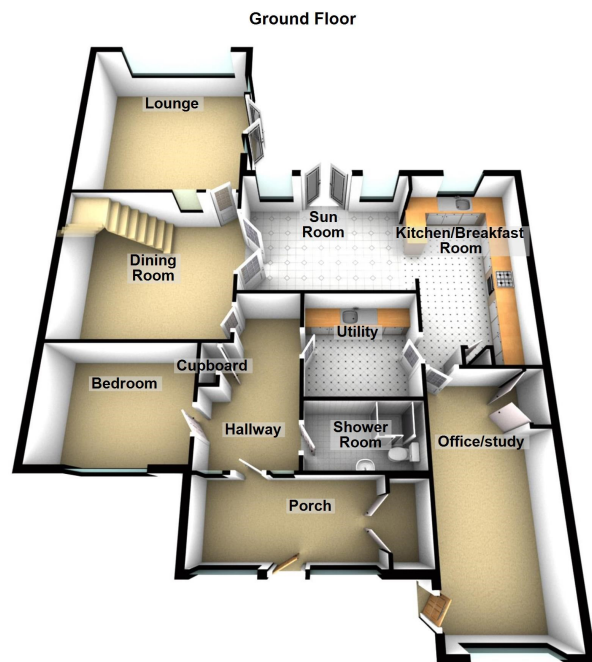
3.59m x 3.39m (11' 9" x 11' 1")

Bedroom 2

3.57m x 2.83m (11' 9" x 9' 3")

Bathroom/WC





If you would like to arrange to view the property or make an offer, please contact our Carlisle office on 01228 888999.

Important note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. BPK Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract. No persons in the employment of BPK Estate Agents has any authority to make or give representation or warranty whatsoever

