



| Armathwaite | Carlisle | CA4 9PF

Guide Price £425,000



david britton
ESTATES

Key features

- Detached architect designed family home
- Desirable Eden Valley village location
- Well proportioned and spacious accommodation
- Well presented throughout
- A good size living room having a feature fireplace inset with a real fire
- Dining room
- Large dining kitchen
- Utility room
- Office
- Integral garage

Description

Found right in the heart of the desirable Eden Valley village of Armathwaite is this stunning architect designed three-bedroom detached family home. Internally the property is well presented with spacious and well proportioned rooms throughout. The accommodation on the ground floor comprises of an entrance vestibule, entrance hallway, WC, a good size living room with a feature fireplace inset with a real fire, a light and airy dining room, a large dining kitchen, utility room and an office, on the first floor there are three good size bedrooms with the master having an en-suite shower room and a family bathroom.

Externally at the front the property boasts driveway parking for several vehicles with access to the integral garage and a low-maintenance garden and at the rear there is an enclosed garden with a lawned and patio area, a perfect place to sit and enjoy alfresco dining.

The pretty Eden Valley village of Armathwaite is extremely popular with visitors offering wonderful river walks, two award winning pubs, a train station on the Carlisle settle line, shop/post office, primary, nursery school, a church and a village hall. Carlisle and Penrith are both equal distances away offering an abundance of amenities with easy access to the A6 and the M6.

This wonderful family home with No ONWARD CHAIN will not stay on the market for long, an early viewing is highly recommended to avoid disappointment!

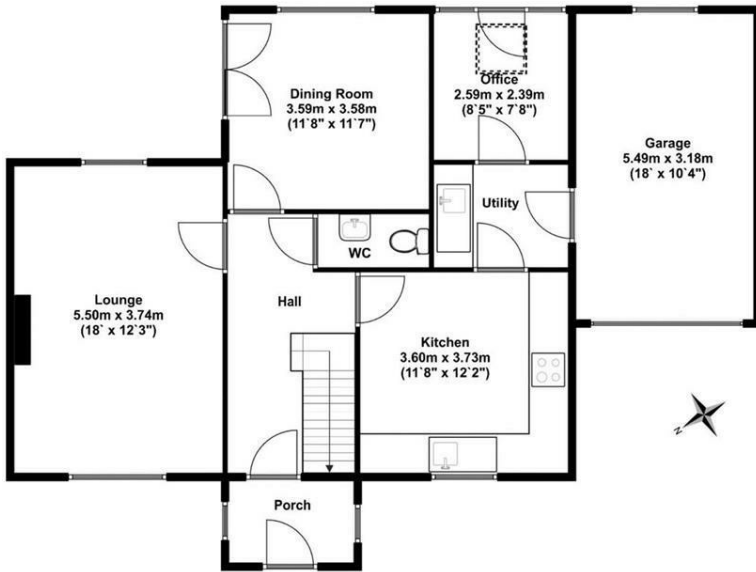
****Viewings strictly by appointment only****

Directions

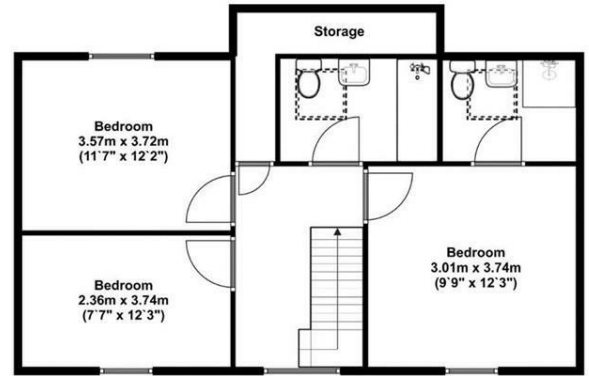




Floor plans



Ground Floor
Approx 71.00 Sq meters (764.00 Sq feet).



First Floor
Approx 55.00 Sq meters (592.00 Sq feet).

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



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