



46 Broomfallen Road, Scotby, Carlisle CA4 8DE  
£295,000 Freehold



**david britton**  
ESTATES





This double fronted sandstone built property is situated in the village of Scotby with close acces to Carlisle City centre and the M6. The property internally comprises of four bedrooms (one on the ground floor), three reception rooms, large kitchen diner, large utility room, enclosed rear garden, large front garden, off road parking and no onward chain.



### Utility room

Entrance door to utility room. Selection of matching base units. Double glazed bay window to front. Double glazed window to rear. Doorway leading to kitchen/diner.

### Kitchen/Diner

Double glazed window to rear. Double glazed double doors leading into garden. An array of matching wall and base units in a shaker style. Ceramic sink with mixer tap. Gas hob with extractor fan over. Double oven. radiator.

### Sitting Room

Double glazed bay window to front. Inset feature fireplace. Radiator.

### Dining Room

Double glazed bay window to front. Radiator.

### Ground Floor Bedroom

Double glazed window to rear. Radiator.

### Study

Double glazed window to rear. Radiator.

### Cloakroom

Sink. Low level WC. Double glazed obscure window to side.

### Hallway

Large internal hallway with oak stairs leading to first floor landing with loft hatch.

### Bedroom One

Double glazed windows to front. Fitted bedroom units. Radiator.

### Bedroom Two

Double glazed window to front and side. radiator.

### Bedroom Three

Double glazed window to rear. Radiator.

### Bathroom

Double glazed obscure window to rear. Bath, sink, shower cubicle plus power shower. Tiled splash backs. Radiator.

### Externally

Enclosed rear garden, mainly paved. Front garden mainly laid to lawn with mature shrubs and bushes. Off road parking for several vehicles.

### EPC

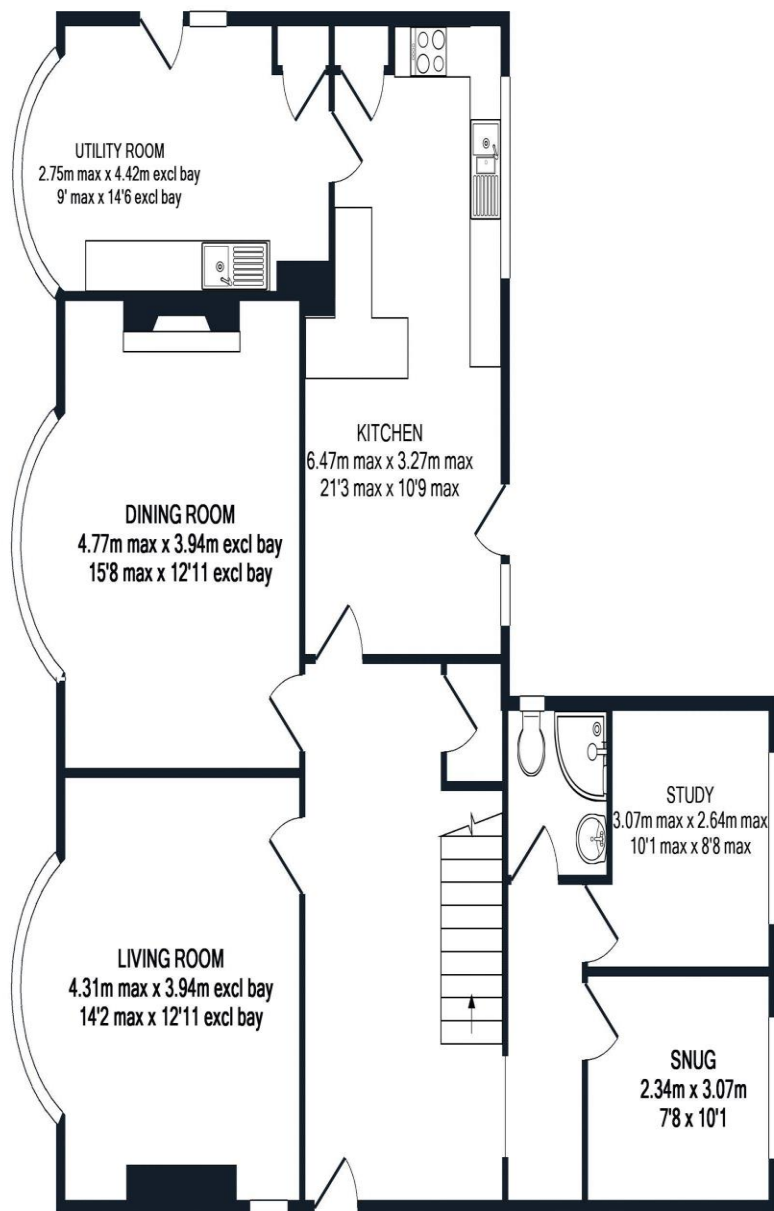
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### Disclaimer

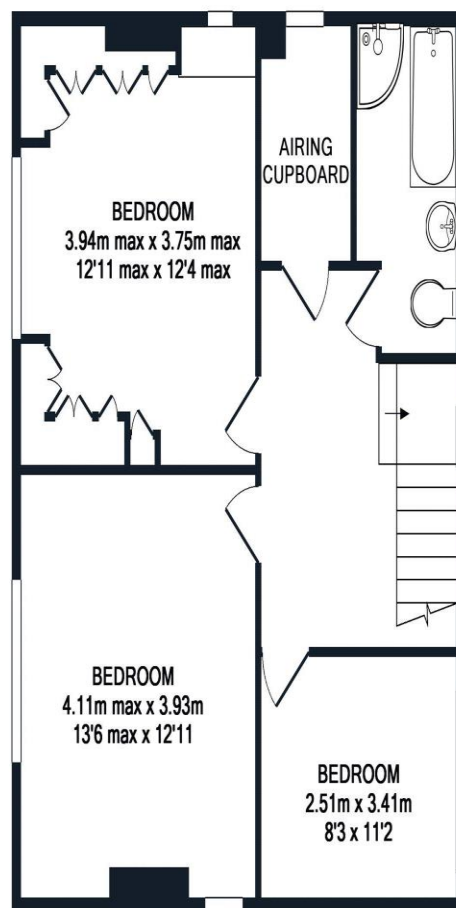
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GROUND FLOOR  
APPROX. FLOOR  
AREA 110.1 SQ.M.  
(1185 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 62.7 SQ.M.  
(675 SQ.FT.)

TOTAL APPROX. FLOOR AREA 172.7 SQ.M. (1860 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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