



4 Canal Court  
Burgh-by-Sands  
Carlisle  
CA5 6BL

Rosehill Business Park

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- NEW 3 BED DETACHED BUNGALOW
- REAR PATIO & GARDEN WITH SOUTH FACING OUTLOOK
- TENURE - FREEHOLD
- COUNCIL TAX: BAND TBC
- 2 CAR DRIVEWAY AND INTEGRAL GARAGE
- ENSUITE PRINCIPAL BEDROOM
- PREDICTED SAP RATING C

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## Location

Burgh-by-Sands is a beautiful village steeped in history, to the west of Carlisle, built along the course of Hadrian's Wall, and was once a Roman Fort named Aballava. It has a thriving village community with a 'Good' Ofsted primary school, a public house - The Greyhound, village green with recreational and wildlife areas, a village hall hosting a variety of events and activities for the community and a beautiful 12th Century Norman Church built with stones from Hadrian's Wall where King Edward 1 lay in state in 1307 for 10 days.

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## Property Description

Ready in Spring 2023, Canal Court is an exclusive new development in the heart of the beautiful village of Burgh-by-Sands, 6 miles to the west of the centre of the great Border City of Carlisle. With just four detached properties offering stunning high spec modern living, developed by the local and long established family run building contractors Kirkaldy & Roe.

4 Canal Court is a beautiful high quality new build detached bungalow, benefitting from underfloor heating throughout and offering stunning open plan dining kitchen, and a separate lounge, both with French doors out to the South facing open outlook private rear garden. With three bedrooms, the principle one being en-suite, plus a family bathroom the property also benefits from a separate utility room, accessing the integral garage and double cloaks cupboard in the hallway. The development offers a sweeping driveway around it, with separate vehicle entry and exit points, this delightful property has private driveway parking for two vehicles plus an integral garage.

## ACCOMMODATION

### Entrance Hallway

With double storage cupboard and doors leading to all rooms.

### Bedroom 1

3.45m x 2.61m (11' 4" x 8' 7") Front aspect double bedroom.

### Bedroom 2

4.62m x 3.35m (15' 2" x 11' 0") Dual aspect double bedroom.

3.02m x 1.85m (9' 11" x 6' 1") Ensuite shower room with side aspect window, walk in shower cubicle, WC and wash hand basin.

### Bathroom

3.02m x 2.43m (9' 11" x 8' 0") With walk in shower, bath, wash hand basin and WC.

### Bedroom 3

3.91m x 3.40m (12' 10" x 11' 2") Front aspect double bedroom.

### Living Room

5.55m x 4.38m (18' 3" x 14' 4") With two side aspect windows and French doors leading to the rear garden.

### Open Plan Kitchen/Diner

5.48m x 4.15m (18' 0" x 13' 7") With window and French doors leading to the rear garden.

### Utility Room

3.21m x 1.90m (10' 6" x 6' 3") With doors to the integral garage and the side garden.

## EXTERNALLY

Driveway parking for two cars and gardens to the front, side and rear.

## Garage

5.65m x 2.94m (18' 6" x 9' 8")

## ADDITIONAL INFORMATION

### Photographs

Please note that the development is currently under construction. The use of computer-generated images (CGIs), artists impressions and photographs are for illustrative purposes only and should be treated as general guidance only. They are intended to show what a house type, or typical residential development may look like, not to accurately represent the final development or completed properties.

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

## SALE DETAILS

**Services:** Mains electricity, water and drainage. Electric central heating (heat source pump) and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

**Viewing:** Through our Carlisle office, 01228 558 666.

**Directions:** The Canal Court development can be found in the village of Burgh-by Sands with the postcode CA5 6AN. Coming from Carlisle it is just past the church and crossroads on the left hand side.