



## 34 Pillans Avenue

, Carlisle, ML8 5WD

**Offers over £255,000**

### NEW TO THE MARKET

A truly stunning detached villa, upkept to the highest of standards throughout by the present owners, and further enhanced by way of fresh décor, quality floor coverings and stylish lighting. Early internal viewing is a must to appreciate the size, style and quality of accommodation on offer here.

The accommodation comprises, on the ground floor, beautiful broad and welcoming reception hallway with tiled floor, formal lounge, superb family room, a stunning fitted dining kitchen with a host of integrated appliances (oven, hob, cooker hood, dishwasher, fridge) and French Doors overlooking and offering access to the gorgeous private and secluded rear garden, utility room with integrated freezer and a cloakroom/wc.

On the Upper Level the Master Bedroom is a fantastic size with built in wardrobes and an En Suite Shower room. Bedrooms two, three and four are comfortable doubles and a family four piece bathroom completes the accommodation.

Further benefits include a wealth of storage throughout, double glazing, gas central heating with solar panels and a monoblock drive providing ample off road parking leading to an integral garage.

The property sits in a generous plot with garden areas stocked and extremely well-maintained, enclosed and private to the rear laid to lawn with paved walkways and patios ideal for relaxing and entertaining outside!

- Beautiful Detached Villa
- Superb Dining Kitchen
- Formal Lounge
- Family Room
- Four well proportioned bedrooms
- Landscaped private gardens
- Solar Panels

### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.



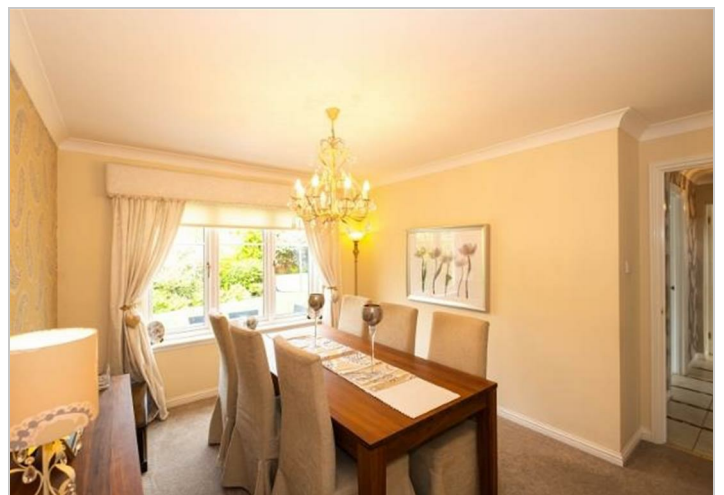
## Floor Plan



## Area Map



## Energy Efficiency Graph



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