



## 34 Pillans Avenue

, Carlisle, ML8 5WD

**Offers over £365,000**

### NEW TO THE MARKET!

Pomphreys Properties are delighted to bring to market this 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.

Nestled in one of Carlisle's most desirable locations, early internal viewing is a must to appreciate the size, style and quality of accommodation on offer here.

Comprising, on the ground floor, beautiful broad and welcoming reception hallway with tiled floor, stunning formal lounge, large office easily utilised as a superb family room or downstairs bedroom, a stunning 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 and a cloakroom/wc.

On the Upper Level you will find a fantastic sized Master Bedroom with built in wardrobes and 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.

- A truly stunning Detached Villa offering space, style & comfort
- Beautifully Landscaped Gardens
- Superb Dining Kitchen with French Doors to rear garden
- Four excellent sized Bedrooms - Master en suite
- Four Piece Family Bathroom
- Utility Room
- Integral Garage
- Stunning Garage Conversion of Office/Family Room/Bedroom
- 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.



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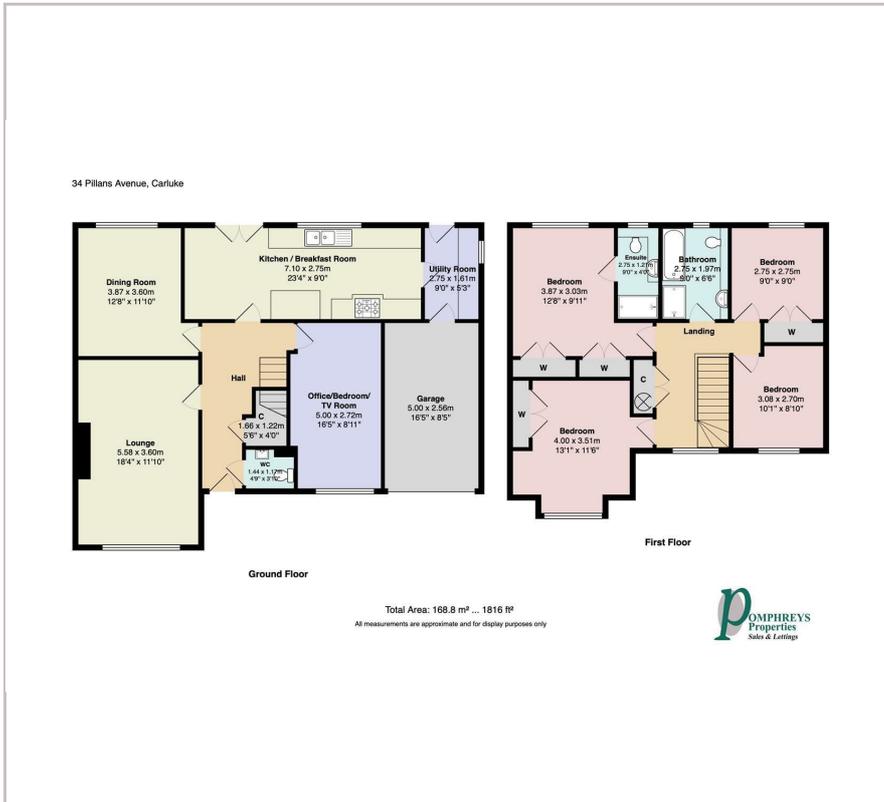
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## Floor Plan



## Area Map



## Energy Efficiency Graph



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