



6 Sedgefield Lane, Carlisle, CA2 4ET

Guide Price £200,000

PFK

6 Sedgefield Lane

The property:

6 Sedgefield Lane is offering you the ideal opportunity to own a quality property in pristine condition, having been used as a 'crash pad' since it was built in 2019 the interior is truly immaculate.

This 'Kingston' style Story Home remains under warranty for a further 4 years, offering peace of mind to any buyer that they are getting a home that requires no attention other than your own personal styling to this superb blank canvas.

There is double driveway parking to the front with secure gated access down the side of the property to the rear garden, once inside the entrance hall you will find doors off to the cloakroom WC, lounge and dining kitchen. The dining kitchen benefits from the bay fronted window, providing the perfect seating nook and space for dining, whilst the lounge offers access to the large understairs storage cupboard and benefits from French doors opening out to the rear patio and garden. The first floor landing opens up to the master bedroom at the rear of the property, complete with en-suite shower room, a second double bedroom to the front of the property is adjacent to the main bathroom and finally is the third bedroom, a single to the rear.

This property is bound to attract plenty of attention with its many stylish benefits plus the practicality of being energy efficiency rated at an impressive B grade, you will find this flawless home offers perhaps everything on your wish list ticked off.





The Ridings, Carlisle

The location:

The Ridings is a modern residential development offering a comfortable balance between countryside tranquility and urban convenience. Set just 2 miles south of Carlisle, this modern estate benefits from proximity to nature, strong transport access with the M6 J42 soon to be even more accessible thanks to the new Carlisle Southern Link Road. Nearby is Hammond's Pond and the River Petteril, providing attractive green spaces and walking routes. It's also close to Carlisle Racecourse, a key local landmark.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

Directions

6 Sedgefield Lane can be located using the postcode CA2 4ET and identified by a PFK For Sale board. Alternatively by using What3Words: ///grand.frogs.loads



ACCOMMODATION

Entrance

Hallway

Cloakroom WC

5' 6" x 3' 0" (1.68m x 0.92m)

Dining Kitchen

16' 1" x 8' 4" (4.91m x 2.55m)

Lounge

15' 7" x 11' 11" (4.76m x 3.62m)

FIRST FLOOR

Landing

Bedroom 1

11' 11" x 8' 6" (3.62m x 2.58m)

En-Suite

8' 5" x 3' 11" (2.57m x 1.20m)

Bedroom 2

9' 6" x 8' 5" (2.90m x 2.57m)

Bedroom 3

8' 6" x 6' 9" (2.58m x 2.07m)

Bathroom

6' 9" x 5' 7" (2.07m x 1.70m)

EXTERNALLY

The rear garden has a patio from the French doors and is mainly laid to lawn and is securely fenced all around, with a gated side access path to the front of the property for taking out bins, there is also an outside tap.

Driveway

Block paved driveway to the front of the property, providing private off street parking for 2 cars.





Floor 0



Floor 1

Approximate total area⁽¹⁾

757 ft²

70.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Annual Service Charge

The Ridings (Blackwell) Management Co Ltd manages the communal green areas and roads on The Ridings estate, there is an annual service charge and for 2025/26 this was £96.48, for the year.

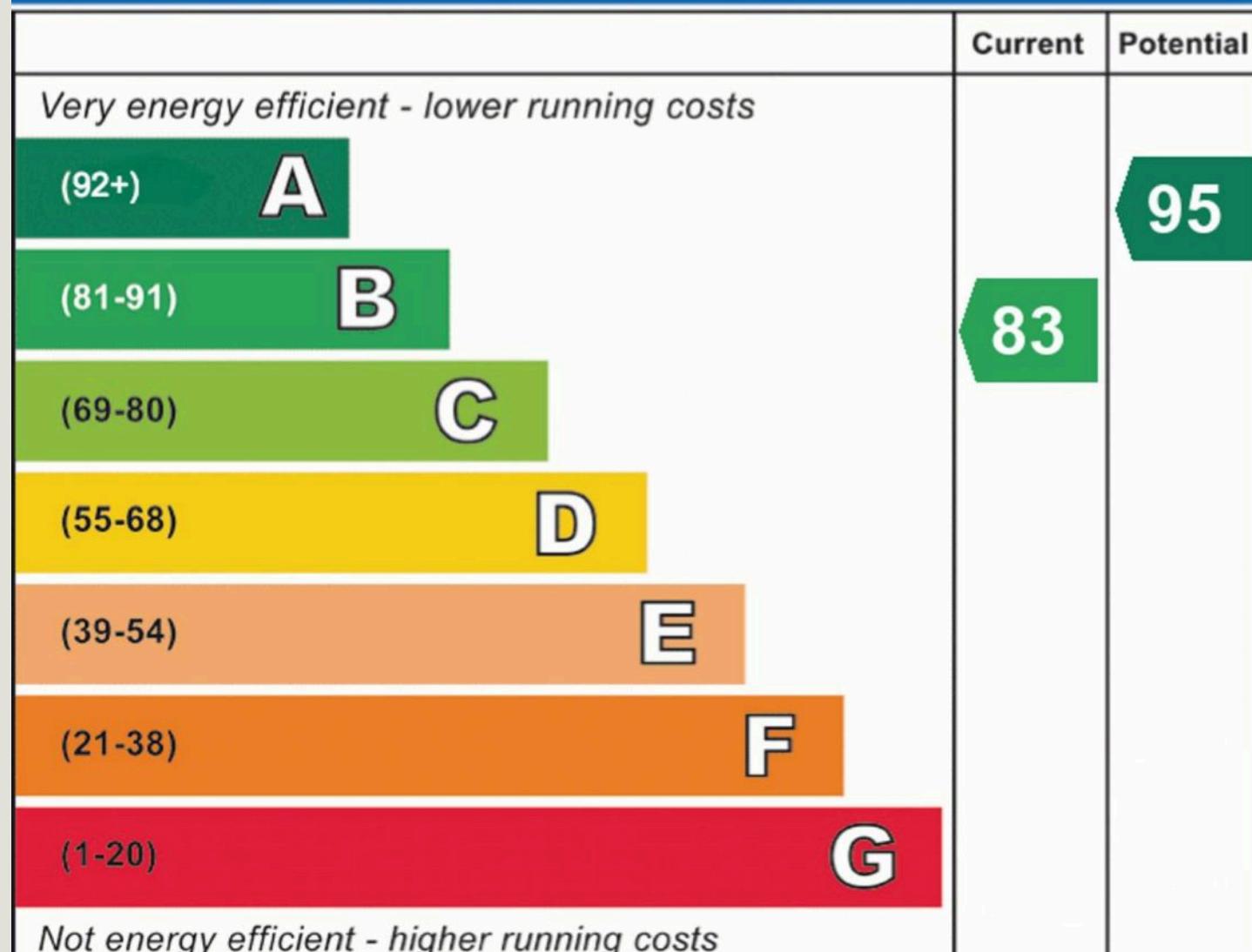
Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PK 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 PK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.

Energy Efficiency Rating



England, Scotland & Wales

EU Directive
2002/91/EC





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