



# 10 Orion Way

Carlisle

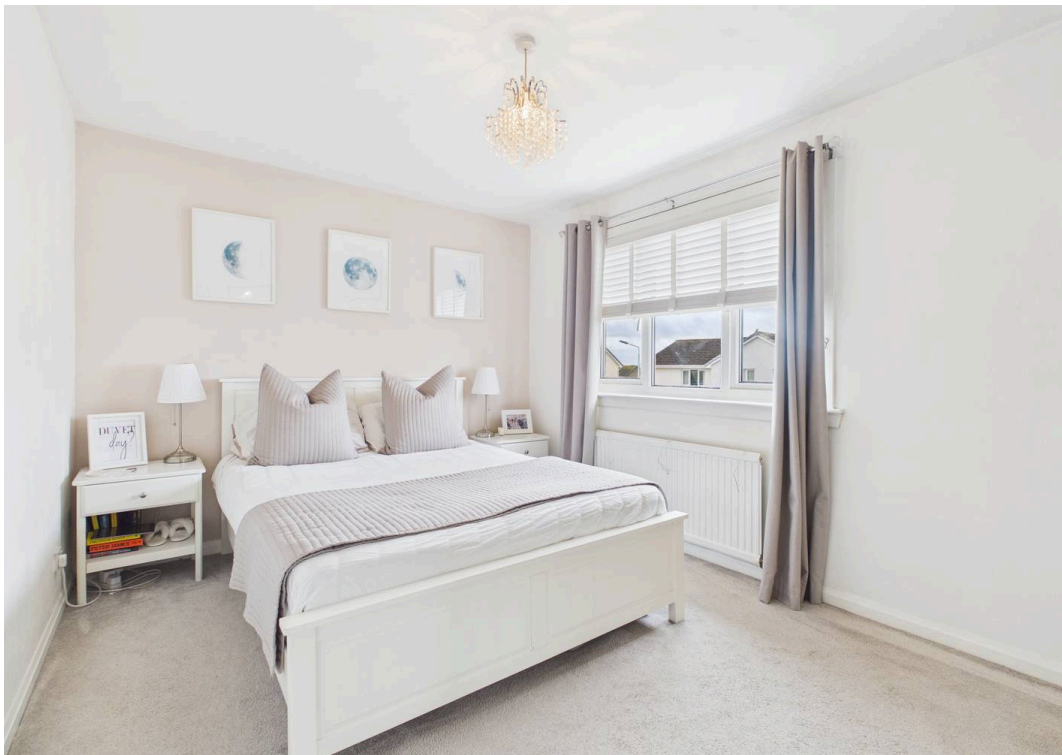
Well-presented two bedroom semi-detached villa set within a highly sought after pocket of Carlisle, conveniently located for all local amenities. Finished in fresh, neutral décor throughout, this impressive home is ideally suited to first time buyers and those looking to downsize.

On arrival, you are welcomed by a bright and spacious entrance hallway, providing access to the lounge and staircase to the upper level. The lounge is generous in size, enhanced by a large front facing window which allows for an abundance of natural light, and further benefits from a useful under stair storage cupboard. To the rear, the property boasts a modern and stylish kitchen fitted with a range of base and wall mounted units, complemented by a selection of integrated appliances including oven, hob, extractor hood, fridge, freezer, dishwasher and wine fridge. The open plan layout flows seamlessly into a dining area, with patio doors leading directly to the rear garden, perfect for both everyday living and entertaining. The upper level comprises two well-proportioned double bedrooms, both offering built in storage, and a contemporary family bathroom fitted with WC, wash hand basin, and bath with overhead shower.

Externally, the property sits on a generous and well-maintained plot. The front garden is laid to lawn with a driveway providing ample off-street parking. The enclosed rear garden features a slabbed patio area, chipped section and lawn, along with a timber shed for additional storage.

Further benefits include double glazing and gas central heating, ensuring comfort and efficiency throughout.

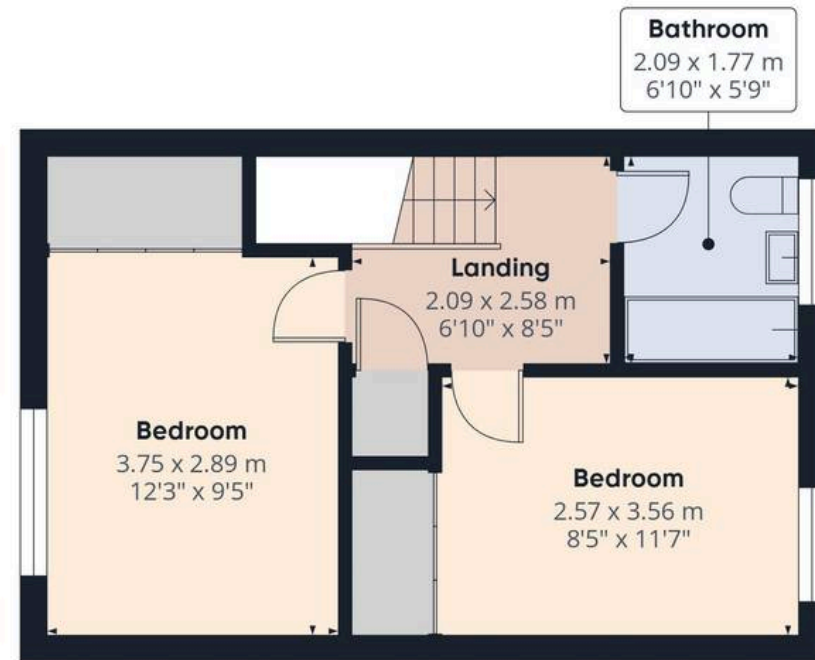






Approximate total area<sup>(1)</sup>

67.1 m<sup>2</sup>  
723 ft<sup>2</sup>



(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.

GIRAFFE360



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