



**Hayward
Tod**

4 bedroom Detached House | Meadowfield | Harker | Carlisle | CA6 4HE
Guide Price £315,000





Impressive Story built detached home in a quiet cul-de-sac to the north of the city. En-suite master bedroom. Good garden.

entrance hallway | W.C. | breakfast kitchen | utility | living room | dining room | conservatory | master bedroom with en-suite shower | three further bedrooms | four piece family bathroom | integral single garage | driveway parking | rear garden and patio | EPC pending | council tax band E | gas central heating | double glazing

APPROXIMATE MILEAGES

M6 motorway 1.8 | Carlisle 4 | Penrith - North Lakes 24.5 | Newcastle International Airport 57.7

WHY MEADOWFIELD?

A select development of just 9 properties built by renowned local builders Story Homes on the northern fringe of the city. Conveniently located for access to Carlisle, the amenities of Kingstown Industrial Estate, the M6/M74 motorways and the Scottish Borders. The property benefits from a more rural feel yet retains the convenience of a much more centrally located property. For those needing access north of the border, Gretna and the M74 are just a few minutes drive.

ACCOMMODATION

Offered in good order throughout the property provides spacious living on both floors. The full height entrance hallway open to the landing above houses a cloakroom W.C. and provides access to the kitchen and living room. The generous dining kitchen benefits from an additional utility room, with doors to the rear garden and integral garage. The living room houses a gas fire and doors to the rear provide access to the dining room then on to a large garden room which in turn opens out via double doors to the garden. On the first floor there are four bedrooms, the master, a wonderful dual aspect space benefits from an en-

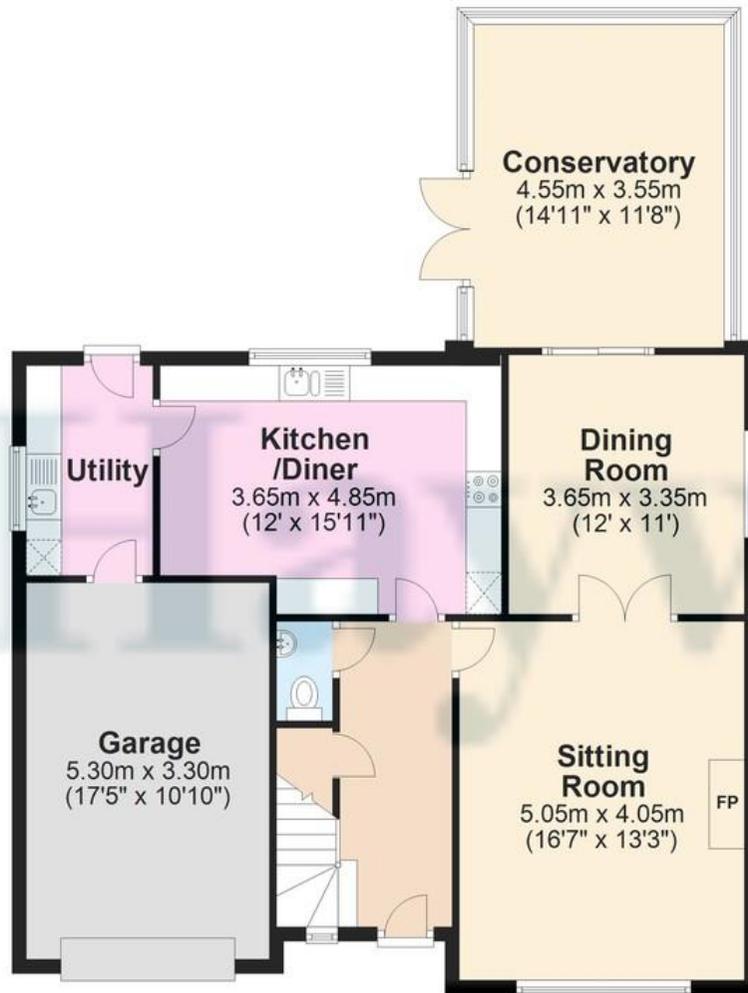


suite shower room. The additional three bedrooms are all double rooms and the family bathroom benefits from both a bath and separate shower. Externally the property benefits from a paved driveway and integral single garage with electric roller door. To the rear of the property is a good sized garden and patio overlooking a wooded area.



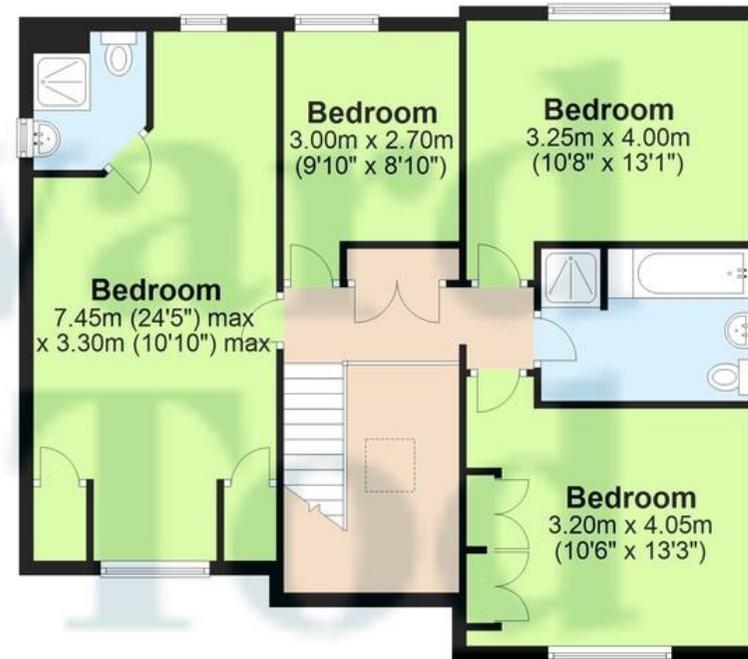
Ground Floor

Approx. 104.3 sq. metres (1122.2 sq. feet)



First Floor

Approx. 83.1 sq. metres (894.4 sq. feet)



Total area: approx. 187.4 sq. metres (2016.6 sq. feet)

Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.