



**Hayward  
Tod**

**3 bedroom Detached Bungalow | 11 Elm Garth | Wetheral | CA4 8LB**

**Guide Price £400,000**







A spacious 3 bed detached bungalow located in the centre of a highly desirable village. Early viewing highly advised!

#### ACCOMODATION SUMMARY

Entrance hallway | Living room | Dining room | Utility |  
Three bedrooms | Shower room | Bathroom | Garage |  
Central heating | EPC C | Council tax band D | Garage |  
Large garden | Driveway parking | Desirable village location

#### DESCRIPTION

A spacious and impressive three bed detached bungalow occupying a generous plot at the end of a quiet cul-de-sac within one of Carlisle's most sought after villages. The generously proportioned accommodation has been recently redecorated with new carpets throughout. The accommodation briefly comprises an entrance hallway leading into a generous living room benefiting from large windows and outlook onto the front garden and driveway. The internal hall leads you to the dining room and kitchen. The dining room has a southerly aspect and benefits from French doors to the patio and garden. The aspect is private. The kitchen is a generous size and has space for a range of free standing appliances. All the bedrooms are doubles and have a pleasant outlook.

#### LOCATION

Lovely setting within a pleasant cul de sac just off Plains Road. Wetheral is one of our region's most desirable villages with a broad range of excellent amenities located on or around the village green. Shop and Post Office, coffee shop, Fantails Restaurant, Crown Hotel with public bar, restaurant and leisure club with pool. Train station serving Newcastle and Carlisle. Bus service. Convenient for main road - A69, M6 J42 and J43. Easy access for the Eden Valley, Hadrian's Wall, Lake District and Scottish Borders. Impressive Victorian Viaduct crossing high above the River Eden. Beautiful river and countryside walks on the door step. Carlisle is just a 10 minute car journey where a superb range



of social, leisure and retail opportunities await. West Coast Mainline Station serving London in around 3 hours 20 minutes and Glasgow, Manchester and Birmingham amongst others. Cross Country to Edinburgh in around 1 hour 20 minutes.

### OUTSIDE

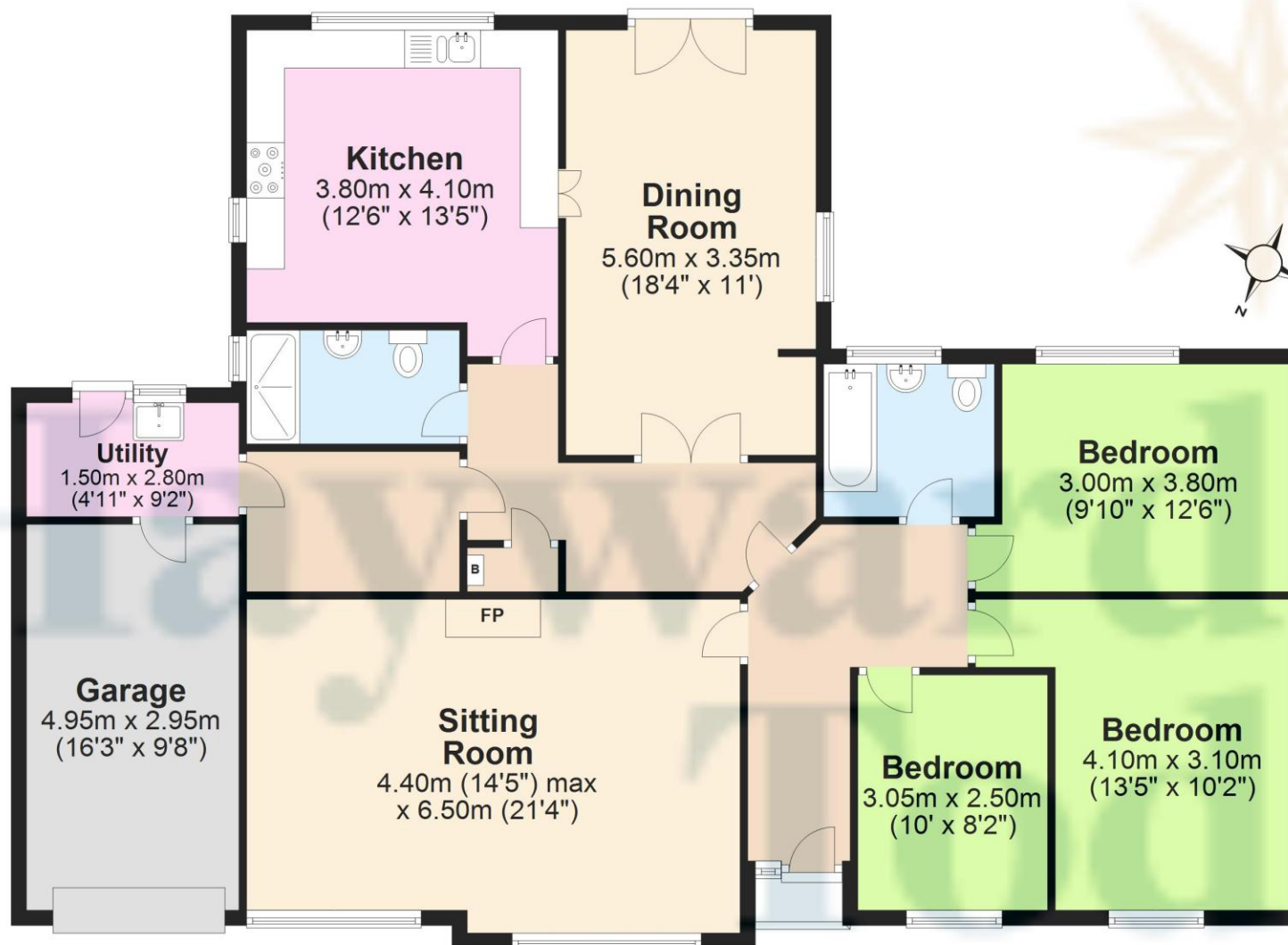
At the front of the property there are two driveways providing parking for several cars. The garden wraps around the property culminating in a private south facing patio and lawned area to the rear.





## Ground Floor

Approx. 150.5 sq. metres (1619.7 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.