



**Hayward
Tod**

4 bedroom Detached House | Greymoore Way | Aspen Grange | Carlisle | CA3 0FQ
Guide Price £400,000





An impressive, improved and extended modern home, with a superb oriental inspired garden. Convenient north city location. Immaculate throughout.

entrance hallway | W.C. | living room | open plan dining kitchen - open to glazed garden room | utility | integral single garage | master bedroom with bay front and en-suite shower | three further bedrooms | family bathroom | landscaped garden | summer house | driveway parking | EPC B | council tax band D

APPOXIMATE MILEAGES

city centre 2.3 | M6 motorway 0.3 | Brampton 9 | Penrith - North Lakes 23 | Newcastle International Airport 56

WHY GREYMOOR WAY?

Located on the Aspen Grange Story Homes development on the northern fringe of the city, the property is conveniently located for access to the city centre, local amenities, the main road network and public transport links. Situated in the centre of the development overlooking green space the property is a short walk from Kingstown Industrial Estate, where there are a number of large retail outlets including a Marks and Spencer Food Hall. The development is adjacent a main bus route in to the city centre and close to Kingmoor Primary School.

ACCOMMODATION

Significantly improved and extended by the current owners, the property is offered to the market in superb condition throughout. An attractive bay fronted design adds interest at the front and the addition of a substantial glazed garden room to the rear incorporates the wonderfully landscaped Asian inspired garden into the living space. The kitchen has a modern grey finish and benefits from a range of integrated appliances and ample dining space. The utility room provides access to the integral garage and the garden. There is an additional living room to the front of the

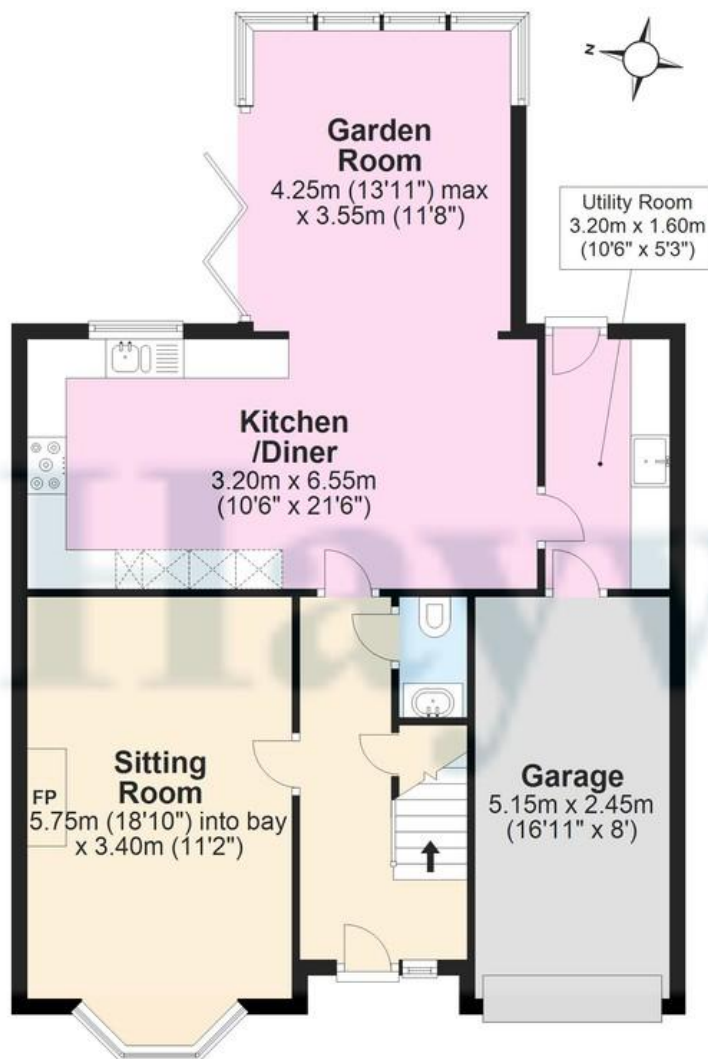


property. The master bedroom has an en-suite shower and overlooks an area of green space in the centre of the development. The three further bedrooms are all a good size and the family bathroom has both a bath and separate shower. Externally there is paved driveway parking to the front as well as a small lawn and to the rear the garden has been extensively landscaped to include patio areas, sculptures and planting. There is also a summer house.



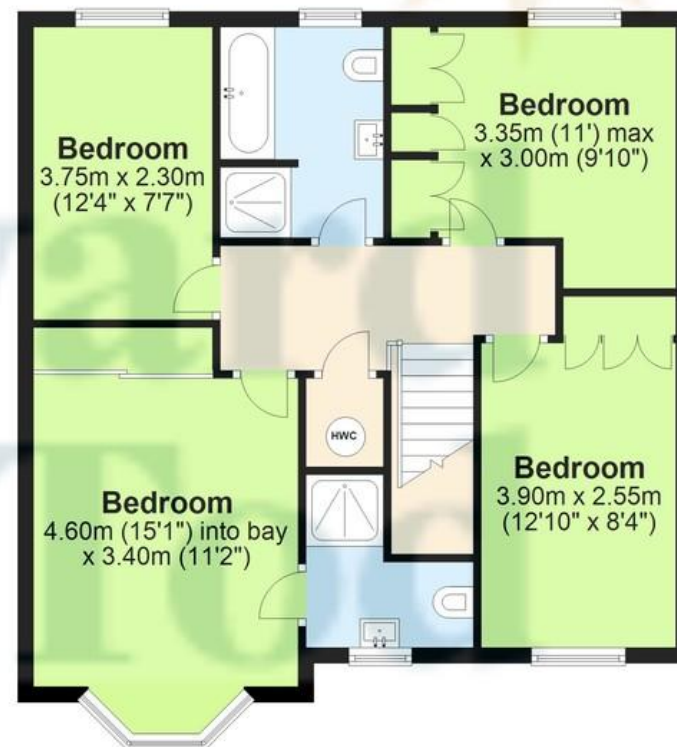
Ground Floor

Approx. 82.5 sq. metres (888.4 sq. feet)



First Floor

Approx. 67.7 sq. metres (729.1 sq. feet)



Total area: approx. 150.3 sq. metres (1617.6 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.