



**Hayward  
Tod**

**4 bedroom Detached House - Rose View | Embleton Road | Carlisle | CA2 4JU**

**£300,000**





A spacious detached home with a wonderful large landscaped rear garden. Four good bedrooms and ample living space. Driveway parking, garage and carport. Convenient south of city location.

Entrance hallway | living dining room | snug | kitchen | utility | ground floor shower room and W.C. | conservatory | four good bedrooms | large family bathroom | rear patio | lawned garden | decking and garden bar | paved driveway | carport | garage | double glazing | gas central heating | EPC - C | council tax band - D

### WHY EMBLETON ROAD?

Conveniently located just to the south of the city the property is a short walk from Hammonds Pond, and a number of shops with both primary and secondary schools also being nearby. There is a regular bus service close to hand and the M6 motorway is also just a few minutes drive from the property.



### ACCOMMODATION

Offered in good order throughout and providing ample space for family living both inside and out the property comprises a large entrance hall and a front to back living dining space. There is also a second reception room which could be utilised in a number of ways such as a formal dining room, playroom or large home office. The kitchen is complemented by a good size utility and opens out to the large conservatory which provides

access to the rear garden as does the utility room. To the first floor are four double bedrooms all accessed off the large landing and a four piece family bathroom. Externally the property benefits from off street parking to the front as well as a good driveway, carport and garage. It is however at the rear where the property really comes into its own. The garden, which has been well landscaped, provides a number of seating areas including a patio area directly off the rear of the property and a decked area with impressive garden bar at the far end of the garden which also has a large expanse of lawn. Additionally there is gated access to an area of good hardstanding parking at back of the garden.



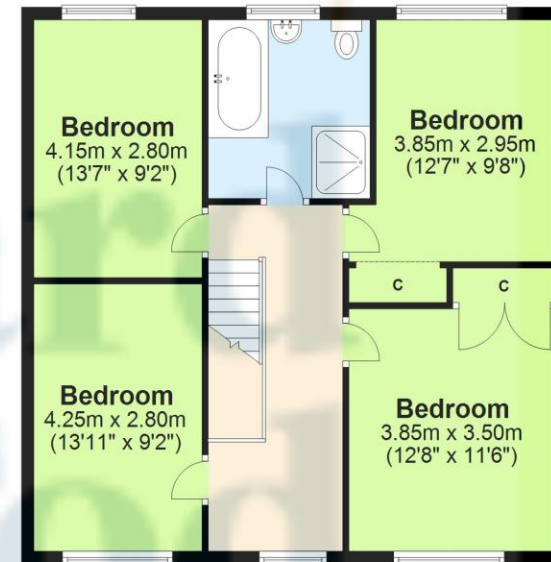
## Ground Floor

Approx. 120.7 sq. metres (1299.0 sq. feet)



## First Floor

Approx. 73.3 sq. metres (789.4 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.