



**Hayward
Tod**

4 Bed, 2 En-suite Detached House | 6 Rickerby Court | Carlisle | CA3 9BF
Offers in the region of £650,000





A superb modern home with the benefit of a large garden. Excellent living space including two en-suite bedrooms with dressing areas. Fabulous open plan living dining kitchen. Two further reception rooms and home office. Peaceful village setting close to city centre.

entrance hallway and stairs | sitting room | living room | study | W.C. | kitchen dining living | utility | en-suite bedroom with dressing area and balcony | second en-suite bedroom with dressing area | two further double bedrooms | large four piece family bathroom | gallery landing | driveway parking | detached double garage | large rear garden | double glazing | gas central heating | mains drainage | freehold | EPC C | council tax band F | communal area maintenance charge £664.34pa

APPROXIMATE MILEAGES

Rickerby Retreat Spa 0.3 | Stanwix school and shops 1.1 | Central Carlisle - Westcoast Mainline Station 2.2 | M6 J44 2.8, J43 3.5 | Solway Coast AONB - Bowness on Solway 14.4 | Penrith 22.6 | Lake District National Park - Caldbeck 14.8, Ullswater 26.6 | Newcastle International Airport 55

WHY RICKERBY?

Superb situation within a select development of quality homes close to Rickerby Park and the River Eden and within walking distance of central Carlisle and the shops, bars and primary school in Stanwix. Easy access for the A7, A69 and M6. Direct train services from Carlisle to London in around 3 hours 20 minutes and to Glasgow and Edinburgh in around 1 hour 20 minutes.

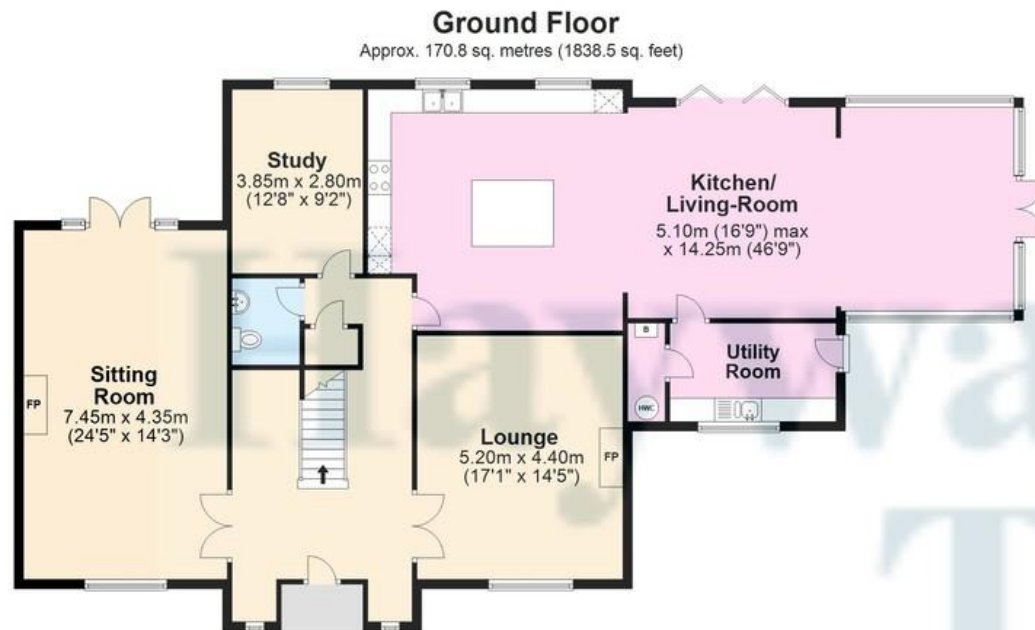
ACCOMMODATION

The incredibly spacious accommodation has been well laid out and is perfectly suited for family living. You are greeted by a grand entrance hall housing the stairs which turn both left and right to the gallery landing above. There is a large dual aspect living room with double doors out to the rear



garden and a second smaller sitting room. There is also a useful study/home office and W.C. The highlight of the ground floor though has to be the vast kitchen dining living space which opens out to a garden room with a glazed gable end. The kitchen, with an impressive range of units under quality worktops also features a large island. A good size utility room complements the space and keeps the noise and mess out of the entertaining space. To the first floor are four generous bedrooms, two of which have en-suite bathrooms and dressing rooms, with the master also having a balcony overlooking the garden and woodland towards the river. The family bathroom is an equally generous space with both a double shower and large sunken bath. Externally the property has ample paved driveway parking to the front as well as a detached double garage. The rear garden is considerable and has a pleasant outlook in to the trees towards the river. There is a small covered deck and a patio which leads from the kitchen living space.





Total area: approx. 294.4 sq. metres (3168.8 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.