



**Hayward  
Tod**

**5 bedroom Detached House | 3 Wampool Close | Thursby | Carlisle | CA5 6BF**  
**Fixed Price £445,000**





The Mayfair a superb five bed, two ensuite detached contemporary home by reputable local builder Story Homes. Beautifully presented and benefiting from an upgraded specification. Spacious living kitchen with private garden aspect. A fine family home in a village setting handy for the coast, lakes and Carlisle.

#### ACCOMMODATION SUMMARY

Hall | Cloakroom | Study | Sitting room | Living dining kitchen | Utility room | First floor landing | Front double bedroom one with ensuite | Rear double bedroom two with ensuite | Rear double bedroom three | Front double bedroom four | Front bedroom five | Family bathroom | Forecourt garden and parking | Garage | Delightful walled rear garden | Council Tax Band - E | EPC - B | All mains services | Gas central heating | Service charge £125 pa | Freehold

#### APPROXIMATE MILEAGES

Dalston 4 | Nelson Thomlinson School Wigton 5.4 | Central Carlisle Westcoast Mainline Station 7.5 | M6 J44 9.5 | Solway Coast AONB 13.7 | Lake District National Park - Caldbeck 8, Keswick 24 | Newcastle International Airport 63

#### LOCATION

Popular village in an accessible location west of Carlisle. Good communication links via A595 and the A596 for West Cumbria, Carlisle, the beautiful Solway Coast, a designated AONB and the Lake District. The village has an active community and is conveniently located for access to a good range of amenities including nearby in the village of Dalston and the market town of Wigton. Both have primary and secondary schools namely Caldew in Dalston and Nelson Thomlinson in Wigton. Carlisle is an easy drive east where you will find a great café culture and an excellent range of services, bars and restaurants. The city is on the West Coast Mainline with many direct services including to London Euston in around three hours twenty minutes, Manchester, Birmingham, Edinburgh, Glasgow and Newcastle.



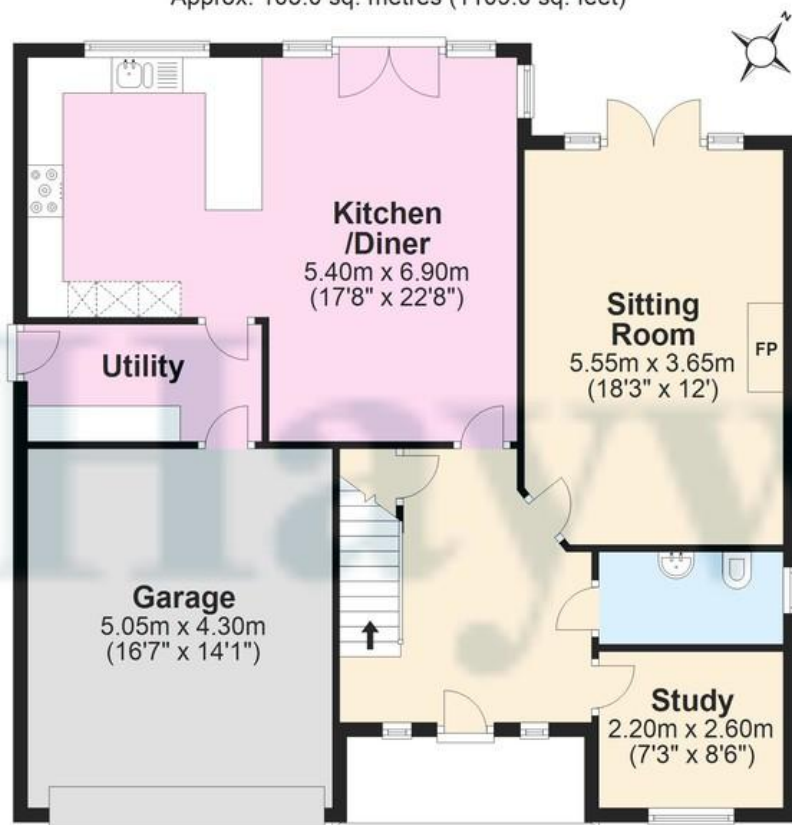
## DESCRIPTION

This superior modern detached home just five years old has real kerb appeal and has delightful landscaped gardens and a generous garage with electric door. Set off by its sandstone elevation and favourable location at the entrance to the development within a small close shared by just one other dwelling. The interior is superb having had the benefit of a significant upgrade above the original specification. The results are clearly visible throughout the property including porcelain tiled floors, in the kitchen, the two ensuites and in the bathroom and cloakroom. The living space is excellent. The sitting room has a contemporary fireplace with electric fire and French door to rear patio and garden. The stylish living kitchen is a wonderful and generous space with bifold doors to the rear garden. For a village home the aspect is surprisingly private. As you would expect in a family home there is a study, utility room and spacious cloakroom. the first floor accommodation does not disappoint either. There are five bedrooms, two ensuite shower rooms and a spacious bathroom. The main bedroom has a wall of fitted wardrobes and a lovely southerly rural aspect. The second bedroom also has an ensuite and fitted wardrobes.



## Ground Floor

Approx. 103.0 sq. metres (1109.0 sq. feet)



## First Floor

Approx. 90.6 sq. metres (975.3 sq. feet)



Total area: approx. 193.6 sq. metres (2084.3 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.