



**Hayward
Tod**

3 bedroom Semi Detached House | 11 Jennet Croft | Wetheral | Carlisle | CA4 8JJ
Guide Price £295,000





A very appealing semi detached dwelling conveniently located within a quiet cul de sac in the region's most desirable and sought after village. Private south facing rear patio garden. Conservatory. Garage. Easy walk to superb range of village centre amenities.

ACCOMMODATION SUMMARY

Porch | Sitting room | Open plan kitchen/diner | Conservatory | Rear lobby and side passage | Utility room | Cloakroom | First floor landing | Front facing double bedroom one | Rear facing double bedroom two | Front facing bedroom | Wet room shower | Lawned garden | Parking | Garage | Private south facing rear patio garden | EPC - pending | Council Tax Band - B | All mains services | Gas central heating - 1 year old boiler | Freehold

APPROXIMATE MILEAGES

Village centre 0.2 | M6 J43 3 | Central Carlisle - Mainline Station 5.1 | Lake District - Caldbeck 15.9, Ullswater Pooley Bridge 23.6 | Solway Coast AONB 20 | Newcastle International Airport 52.9

WHY WETHERAL

Wetheral is one of our region's most desirable villages and benefits from a superb range of local amenities including Fantails Restaurant, village shop and post office, coffee shop, public house and the Crown Hotel with its excellent public bar, restaurant and leisure club. The village also has the benefit of rail and bus services. Wetheral sits above the River Eden and there are pleasant river and countryside walks on the doorstep. The impressive Victorian viaduct which spans the river provides a pedestrian link between Wetheral and the village of Great Corby which has a primary school and a characterful village pub serving excellent food. Wetheral is perfectly placed for access to the region's areas of natural and historic interest which include the beautiful Eden Valley, Hadrian's Wall and the Lake District National Park. The regional capital, Carlisle, is just 10 minutes away



where you will find a growing café culture and plenty of bars and restaurants. The station provides many direct services including to London, Edinburgh, Glasgow, Manchester and Birmingham.

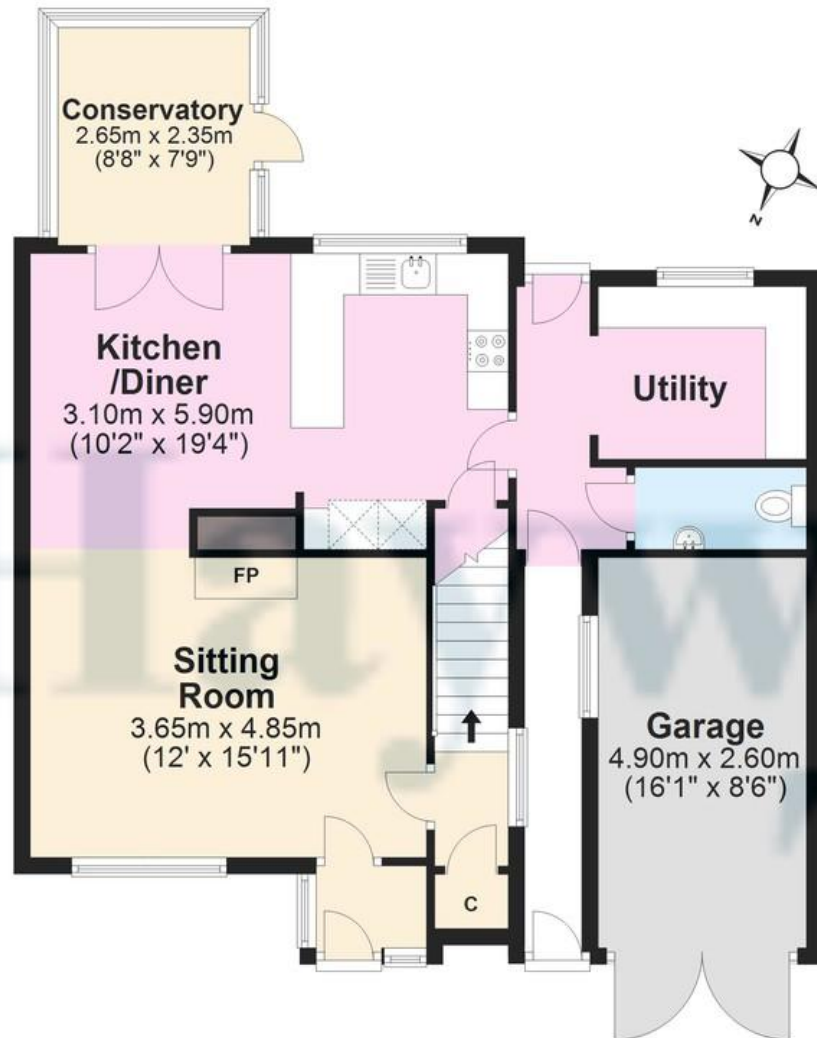
DESCRIPTION

This delightful village property is offered in excellent condition and is tastefully presented throughout. The accommodation is flooded with natural light. The living space is excellent and flows beautifully making this a great house for entertaining. This includes a charming sitting room with open fireplace connecting the dining area and fitted kitchen. The dining area has glazed doors into a glass conservatory which has a lovely private aspect over the rear landscaped patio garden. The kitchen has a range of sleek modern units and a picture window to the rear. The rear lobby accesses a good utility room and cloakroom with WC. On the first floor are two good double bedrooms and a generous single bedroom. The bathroom has been converted to provide a wet room style shower and features a glass round bowl contemporary sink.



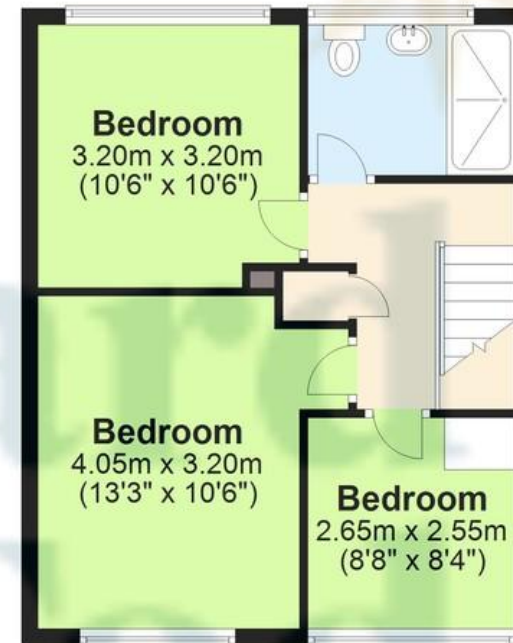
Ground Floor

Approx. 78.2 sq. metres (841.3 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.6 sq. feet)



Total area: approx. 121.0 sq. metres (1302.0 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.