



**Hayward
Tod**

4 Bed, 3 Bath Detached House | Robins Wood | Stanwix | Carlisle | CA3 9FN
Offers In Excess Of £455,000





An immaculate, fully refurbished modern home. Peaceful yet accessible location just moments from the amenities of Stanwix.

Entrance hallway & stairs | W.C. | Sitting room | open plan kitchen dining living | utility | garden room | master bedroom with en-suite shower | second en-suite bedroom | bed 3 | bed 4 | family bathroom | large integral garage | driveway parking | rear garden and patio | double glazing | gas central heating | mains water, electricity and drainage | freehold | EPC D | council tax band F

APPROXIMATE MILEAGES

city centre 1.5 | M6 motorway 1.9 | Stanwix primary school 0.5 | Penrith - North Lake District 23 | Newcastle International Airport 56

WHY ROBINS WOOD?

A private close of just a eleven luxury detached homes, tucked away just moments from a wide range of amenities within Stanwix and within easy reach of the city centre, M6 motorway and the A69 for access to Newcastle. Rickerby Park is just a short walk and there is protected woodland just moments from the property.

ACCOMMODATION

Having undergone extensive refurbishment and modernisation at the hands of the current owner, the property is in superb condition and ready to be enjoyed by the new owners. A large open plan kitchen dining living space spans the rear of the property and benefits from a modern kitchen with breakfast bar seating. The space opens out to a generous garden room and provides access to the garden beyond. A spacious sitting room at the front of the property has an impressive feature gas fire. Access to the integral double garage is found in the hall, where there is also a W.C. To the first floor are four ample double bedrooms, two of which have en-suite showers. The main

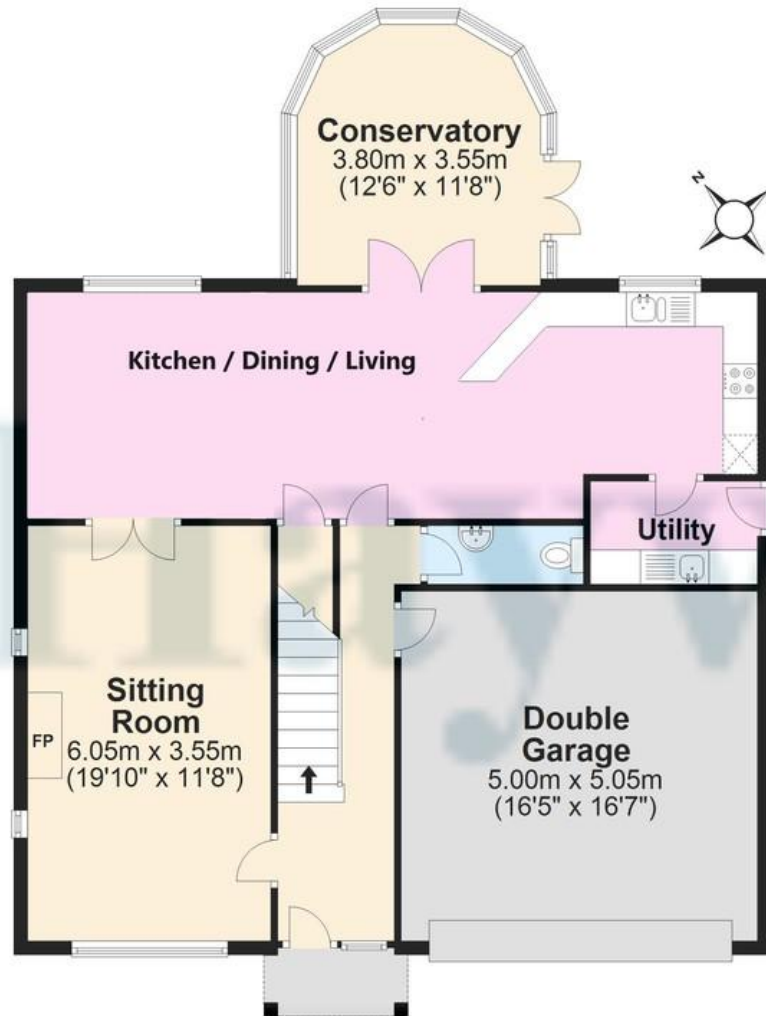


bathroom is well proportioned and is able to accommodate both a bath and a large walk-in shower. Externally the property has paved driveway parking and a mature front garden. To the rear there is an ample patio and lawns.



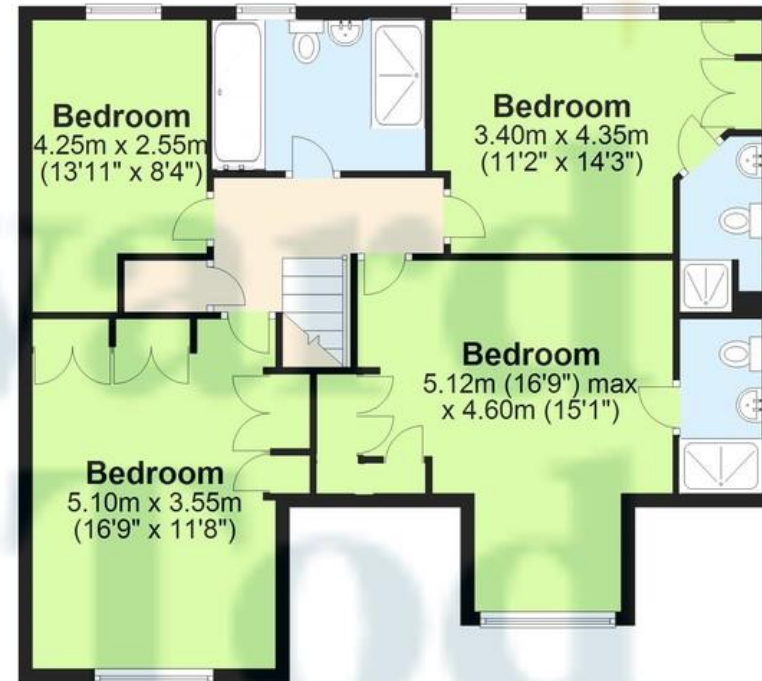
Ground Floor

Approx. 118.2 sq. metres (1272.0 sq. feet)



First Floor

Approx. 86.6 sq. metres (932.5 sq. feet)



Total area: approx. 204.8 sq. metres (2204.4 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.