



**Hayward  
Tod**

**4 bed, 1 ensuite Detached House | 20 Edenside | Cargo | Carlisle | CA6 4AQ**

**Guide Price £295,000**





An immaculate modern four bed detached house with delightful garden located on a quiet estate just North of the city convenient for the M6. Beautifully presented and well maintained inside and out. Spacious sitting room Fabulous garden room. Excellent garden gym or home office. Covered patio. Garage.

#### ACCOMMODATION SUMMARY

Hall and stairs | Cloakroom | Sitting room | Generous garden room | Stylish fitted kitchen | Landing | Front double bedroom one with ensuite shower room | Front double bedroom two | Rear double bedroom three | Rear bedroom four | bathroom | Forecourt lawned garden | Paved parking for three cars | Garage | Rear landscaped garden | Home office/gym | Covered patio area | Shed | All mains services | Gas central heating | Double glazing | Burglar alarm | Council tax band - C | EPC - C | Freehold

#### APPROXIMATE MILEAGES

Northern bypass 1.1 | M&S 2.6 | Asda 2.8 | M6 J44 2.9 | Central Carlisle 3.8 | Brampton 12 | Solway Coast AONB - Bowness on Solway 13 | Lake District National Park - Caldbeck 16.7, Pooley Bridge Ullswater 30 | Newcastle International Airport 58.9

#### LOCATION

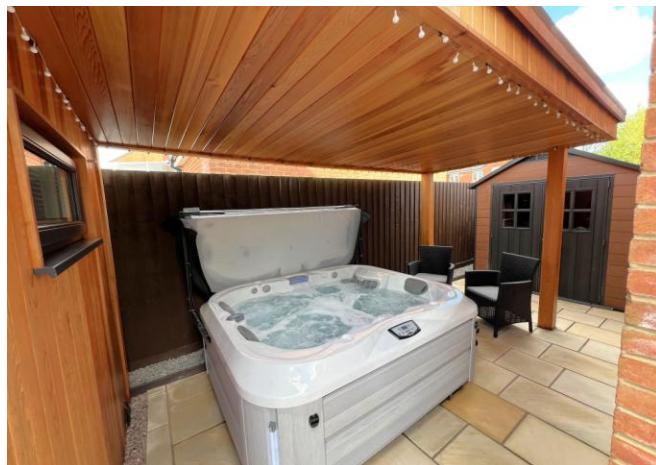
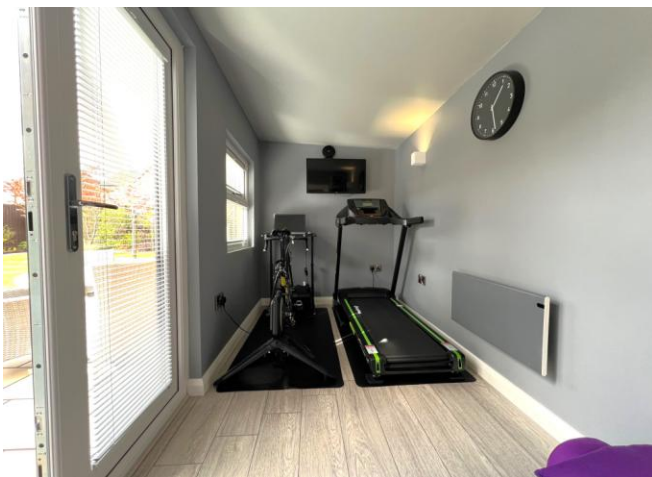
Pleasant setting within a modern estate on the fringe of the village of Cargo. The location is convenient between the village of Rockcliffe and the Northern Carlisle suburb of Etterby. Rockcliffe has a great pub over looking the river Eden and a CE primary school. There is easy access to the bypass for the retail and industrial parks, the M6 and for Carlisle, Hadrian's Wall and Solway Coast.

#### DESCRIPTION

Number 20 is a superb modern detached home in excellent condition having been extended and improved to provide beautifully presented and well maintained accommodation. The living space is desirable and includes a spacious sitting

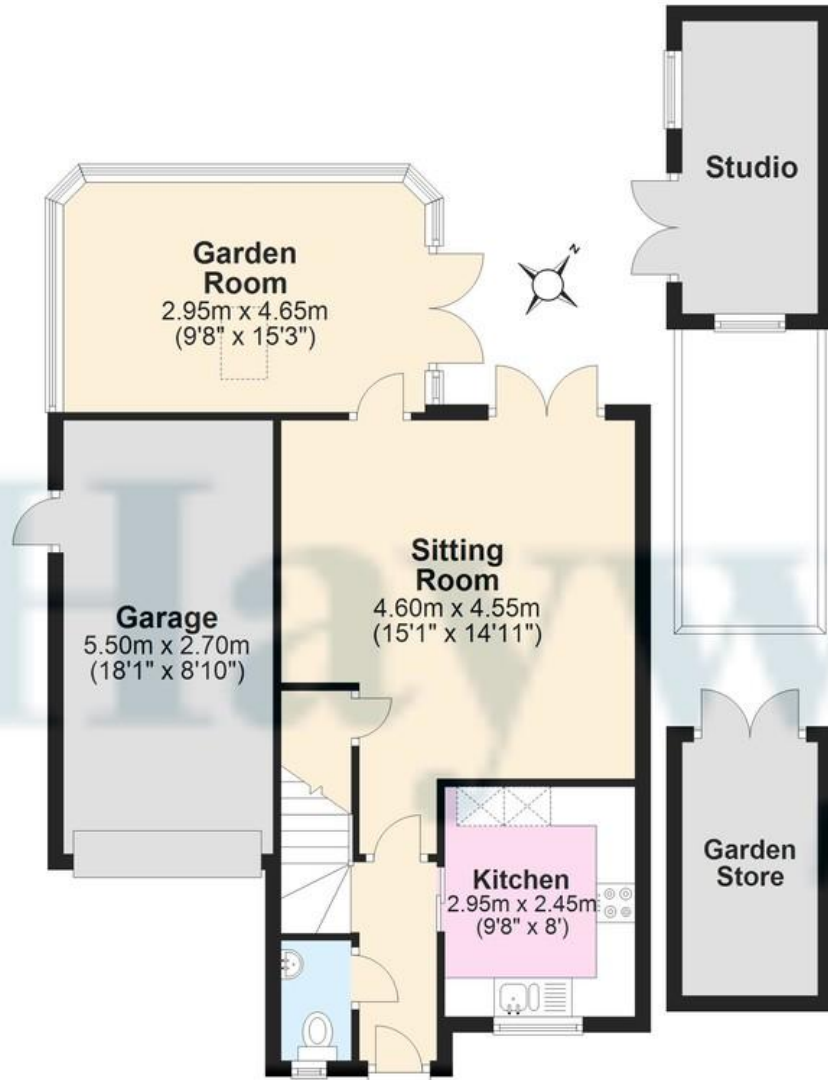


room with French doors to a private patio. The magnificent garden room has three glazed elevations, a skylight and French doors to the rear garden and patio. This is a fabulous space with a favourable north west aspect. The fitted kitchen is a slick affair with quality integrated NEFF appliances. All the bedrooms and family bathroom are on the first floor. The main bedroom has a range of fitted furniture and a beautiful contemporary ensuite shower room with the benefit of a window. Externally the landscaped gardens compliment the property. Of interest is the detached gym/home office and covered patio. The Jacuzzi is available by separate negotiation.



## Ground Floor

Approx. 65.5 sq. metres (704.7 sq. feet)



## First Floor

Approx. 48.6 sq. metres (522.8 sq. feet)



Total area: approx. 114.0 sq. metres (1227.5 sq. feet)

### Contact

6 Paternoster Row,  
Carlisle Cumbria CA3 8TT

01228 810 300  
info@haywardtdod.co.uk  
haywardtdod.co.uk

### 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.