



**Hayward  
Tod**

**4 bedroom Detached** | Hillcroft | Thurstonfield | Carlisle | CA5 6HW  
**£430,000**







Superb modern home with wonderful garden room extension. Built by a well renowned local builder and situated on a small scale development. Popular village in a peaceful yet accessible location close to the Solway Coast and Carlisle.

#### APPROXIMATE MILEAGES

Carlisle 6 | M6 motorway 6.8 | Penrith - North Lakes 26 | Wigton 7.8 | Newcastle International Airport 62.7

entrance hallway | W.C. | living room | open plan kitchen dining | garden room | utility | master bedroom with en-suite shower | three further double bedrooms | family bathroom | integral garage | driveway parking | landscaped rear garden | EPC D | council tax band E | freehold | mains water, electricity and drainage | oil fired central heating

#### WHY THURSTONFIELD?

Hillcroft is a small development of quality family homes in the village of Thurstonfield, situated between Carlisle and the picturesque Solway Coast. The village benefits from a peaceful rural situation but remains well connected to the wider area being just minutes from Carlisle, the M6 motorway and the A595/6. There is a junior school nearby and a good butchers at Orton Grange and Great Orton. The Carlisle bypass is just a short drive to the east and connects you to the M6 and Kingstown Industrial Estate. There is also a primary school within walking distance.

#### ACCOMMODATION

Accessed via an impressive double height wood and glazed entrance hall and gallery landing the property provides ample living space ideally suited for family living. There is a good sized living room accessed via double doors with the benefit of a wood burning stove. There is a cloakroom W.C. under the stairs and a useful storage cupboard. To the rear of the property is a wonderful open plan kitchen living space which leads in to the superb garden room. Bi-fold



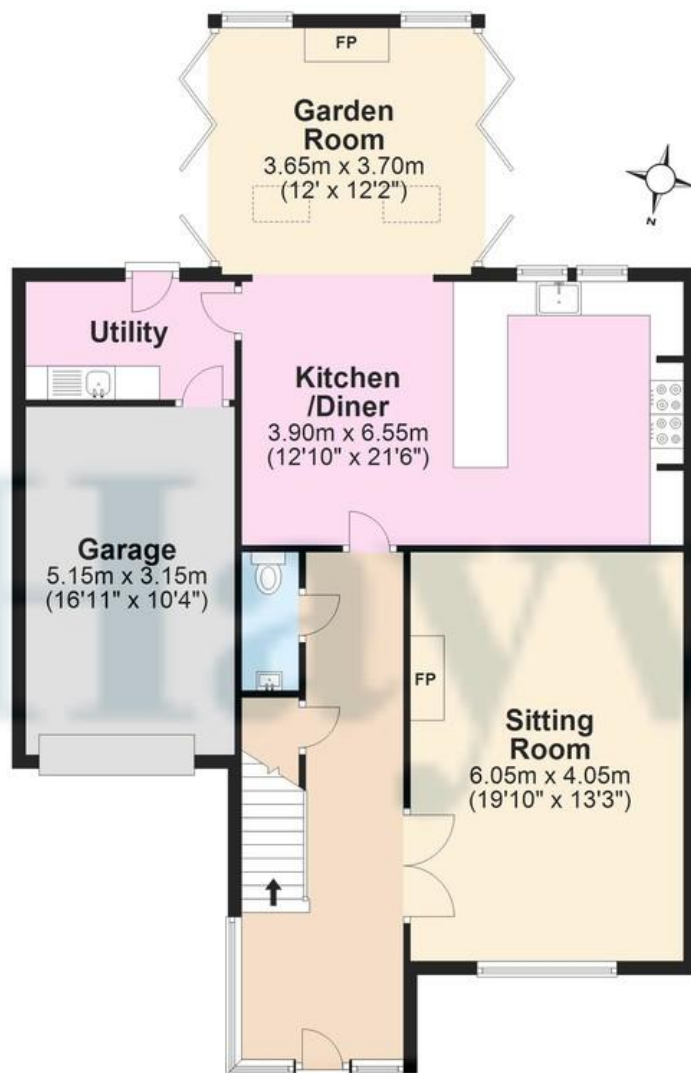


doors flank both sides and can be opened fully to create true indoor outdoor living. The rear wall of the room is partially glazed and has a brick feature wall in the centre housing another stove. The kitchen benefits from a range of fitted units set under a quality worktop. A central dining area links the two spaces. A useful utility room provides access to the integral garage and a door to the rear garden. To the first floor there are four bedrooms, the master having an en-suite shower and a Juliette balcony offering open countryside views to the rear and having the benefit of a southerly aspect. The other three bedrooms are all good doubles and the family bathroom features both shower and freestanding bath. Externally the property benefits from paved parking for two cars in front of the garage and a landscaped south facing garden to the rear which features an area of lawn, paving and borders.



## Ground Floor

Approx. 105.8 sq. metres (1139.4 sq. feet)



## First Floor

Approx. 93.5 sq. metres (1006.6 sq. feet)



Total area: approx. 199.4 sq. metres (2146.0 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.