



**Hayward
Tod**

4 Bed Detached | Burgh Road | Carlisle | CA2 7NB

£399,950





An immaculate modern home in a popular location to the west of the city. Four good bedrooms, including en-suite master. Beautifully private, south facing landscaped garden. Ample parking, garage and EV charger.

entrance hallway and stairs | W.C. | breakfast kitchen | living dining room | master bedroom with en-suite shower | three further bedrooms | family bathroom | garage with utility area | EV charger | rear garden | driveway parking | double glazing | gas central heating | mains water, gas, electricity and drainage | EPC pending | council tax band E | freehold

APPROXIMATE MILEAGES

Primary School 0.5 | city centre 2 | city by-pass 0.5 | M6 motorway 3.5 | Penrith - North Lake District 22 | Newcastle International Airport 60

WHY BURGH ROAD?

A perfect location on the western fringe of the city combining both accessibility to amenities, the city centre and the wider region. The property is a short distance from a popular primary school, as well as major employers such as McVittie's and the Cumberland Infirmary. As well as being close to a main bus route the property is also just minutes from the M6 motorway and Kingstown Industrial Estate via the city by-pass. The wider region is also readily accessible

ACCOMMODATION

Beautifully presented both inside and out the spacious accommodation is well suited to family living. A modern kitchen with island has a range of integrated appliances and bi-folding doors out to the rear garden. The living room is a large dual aspect space and the whole ground floor feels spacious thanks to a wide entrance hall. There is an integral single garage with EV charging point, with the rear of the garage also acting as a utility area and providing additional



access to the rear garden. At first floor level there are four good bedrooms, with one having the benefit of a modern en-suite shower. There is an equally modern family bathroom. Externally the property has a large paved driveway and a low maintenance front garden. The property is set back from the road and is afforded plenty of privacy. At the rear there is a deceptively large garden, which has been landscaped and is also beautifully private and a real sun trap thanks to its southerly aspect.



FLOOR PLAN TO FOLLOW

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.