



**Hayward  
Tod**

**4 Bedroom Detached** | Oak House | Burgh by Sands | Carlisle | CA5 6DZ

**£365,000**





An immaculate modern home in a sought after village to the west of the city. Primary school and Pub within walking distance.

entrance hallway | W.C. | sitting room | dining kitchen | utility | en-suite main bedroom | family bathroom | bedrooms 2,3 and 4 | attached single garage | paved driveway | front wrap around lawn | enclosed rear garden with lawn, patio and decking | double glazing | gas central heating | mains water, gas, electricity and drainage | EPC B | Council tax band E | freehold

### WHY BURGH BY SANDS?

An attractive and historic village close to the course of Hadrian's Wall and on the beautiful Solway Coast just minutes from Carlisle. The village has an active social community and a well regarded primary school and Pub. Well placed for access to the wider region thanks to the city bypass, which is just 5 minutes drive by car. The village also acts as a useful base for adventures in to the Lake District, with the Cockermouth, Keswick and the western Lake District also being within around 30 minutes drive.

### ACCOMMODATION

Built by renowned local developer Genesis Homes in 2019 (and sold with the balance of the builders warranty), the property occupies a generous corner plot at the entrance to this small scale development in the pretty village of Burgh-by-Sands. The living room features a pleasing dual aspect and square bay window to the side. The kitchen, which has double doors out to the garden, benefits from a range of integrated appliances and breakfast bar seating. There is also access to the utility room and through to the attached single garage. Completing the ground floor accommodation is a cloakroom W.C. accessed from the large entrance hallway. To the first floor are four bedrooms, the largest of which benefits from an en-suite shower. There is another double bedroom, with the remaining two bedrooms



currently being utilised as a very generous dressing room and a home office. The family bathroom has both a bath and separate shower. Externally the property has a surprisingly private rear garden, with areas of lawn, patio and decking. There is an ample block paved driveway in front of the garage and lawns that wrap around the front and side of the property.



GROUND FLOOR

GARAGE

B

UTILITY

LOUNGE

UP

KITCHEN /  
DINING ROOM

1ST FLOOR

BEDROOM 2

ENSUITE

BEDROOM 1

DOWN

BEDROOM 3

BEDROOM 4

## 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.