



**Hayward
Tod**

4 Bed, 2 Bath Detached House & Double Garage | Crindledyke Lane | Carlisle | CA6 4DA
£430,000





An immaculate modern home with the benefit of a generous plot, landscaped rear garden, large detached garage and ample driveway parking. Open views to front. Four double bedrooms. Three reception rooms.

APPROXIMATE MILEAGES

Carlisle 4 | M6 motorway J.44 - 1 | Gretna/M74 - 6.5 |
Penrith - North Lake District 23 | Newcastle International
Airport 56

entrance hallway and stairs | W.C. | living room | dining room/second living room | snug sitting | kitchen diner | utility | main bedroom with en-suite shower | three further double bedrooms | four piece family bathroom | landscaped garden with lawn and patio | detached double garage | large paved driveway with space for multiple vehicles | double glazing | gas central heating | all mains services connected | EPC B | council tax band E | freehold

WHY CRINDLEDYKE?

The best of both worlds, Crindledyke offers open views and access to adjacent green space whilst retaining superb accessibility to Carlisle and the wider region. Served by a regular bus to the city centre and a short distance from local amenities the property is ideally suited to family living as it is also just a short walk from a play area and close to a number of primary schools. Access to the M6 and M74 motorways is possible in just a couple of minutes and the city centre is just a short drive to the south.

ACCOMMODATION

A former show home, the property is offered in superb order throughout and benefits from a prime plot at the front of the front of the development with open views across the adjacent fields. Having been well cared for by the current owners the property offers the incoming buyer a 'turn key' opportunity. A wonderfully balanced home, the property offers three reception rooms. The largest of the



three at the rear has double doors out to the garden. The other two provide flexibility to be used as the new owners see fit, with the current setup providing a dining room and a snug/study. The dining kitchen has double doors out to the garden, and a range of integrated appliances. There is also a useful utility room, which has an external door to the side. At first floor level there are four double bedrooms all set round a large landing. The largest of the bedrooms has a bank of fitted wardrobes and an en-suite shower. The second double also has a large fitted wardrobe. The family bathroom has both a bath and separate shower. Externally the property is further set apart from similar homes thanks to its plot size. The generous block paved driveway provides parking for multiple vehicles, and the double garage which owing to it being previously used as a sales office is insulated and has light and power; so if not being utilised for a vehicle would make an excellent home gym. The rear garden which is securely gated, is surprisingly private, has been fully landscaped and provides a large patio across the back of the property, lawn, mature borders and a smaller patio at the rear.



FLOOR PLAN TO FOLLOW

Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

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