



**Hayward
Tod**

4/5 bed Detached House | 8 Parkland Avenue | Parkland Village | Carlisle | CA1 3GN
Guide Price £495,000





An impressive Story built detached home with ample living accommodation across three floors. Integral double garage. Popular development to the south of the city.

ACCOMMODATION SUMMARY

entrance hallway | W.C. | dining room/study | sitting room | kitchen diner | conservatory | First Floor en-suite main bedroom with dressing area | family bathroom | two further double bedrooms | Second Floor – bathroom with shower over bath | studio room with kitchenette (bed four) | bedroom five | driveway parking | integral double garage with electric doors | rear garden | mains connected, water, gas, electricity and drainage | double glazing | EPC C | council tax band F | freehold

APPROXIMATE MILEAGES

Carlisle city centre 3 | M6 motorway J42 1.7 | Wetheral 2.8 | Scotby 3 | Penrith - North Lake District 18 | Newcastle International Airport 56.5

WHY PARKLAND AVENUE?

Select close within an established residential development on the southern fringe of the city, conveniently located for access to Carlisle, the M6 motorway and outlying villages of Scotby, Wetheral and Cumwhinton. Adjacent to green space there is countryside on the doorstep despite the convenience of the location. There are shops within a short drive of the property and public transport links within an easy walk. Handy for the Lake District and other areas of historic and natural interest including the beautiful Eden Valley, Hadrian's Wall UNESCO Site and the Solway Coast.



DESCRIPTION

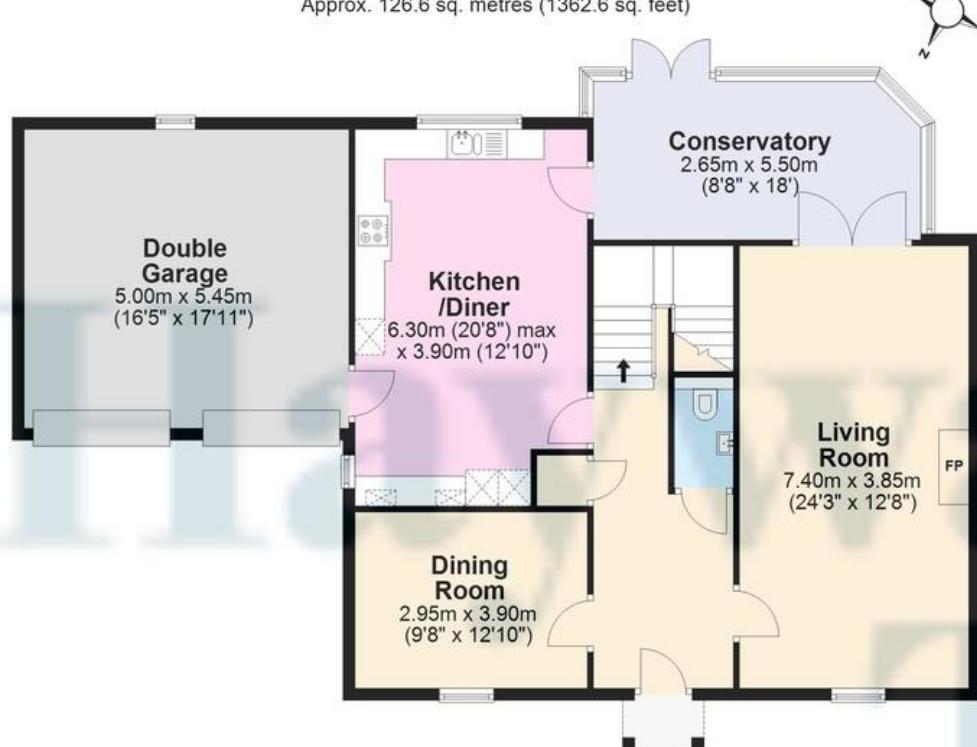
A most impressive modern detached property ideally situated at the head of a small close convenient for Carlisle and the M6. Built in the Georgian vernacular the property has an aesthetically pleasing front elevation with portico. This is enhanced by the forecourt garden and box hedging.

Generous accommodation circa 2,737 Sq. ft (including the double garage) over three floors with the benefit of an independent annex on the top floor. This incorporates a living room with kitchenette, double bedroom and bathroom. The extensive living space comprises a spacious lounge, private conservatory, dining room/study and kitchen diner. On the first floor is the main bedroom with dressing room and ensuite shower room plus two further double bedrooms and a family bathroom. Outside a block paved driveway provides parking for several cars. The rear garden has a private south easterly aspect.



Ground Floor

Approx. 126.6 sq. metres (1362.6 sq. feet)



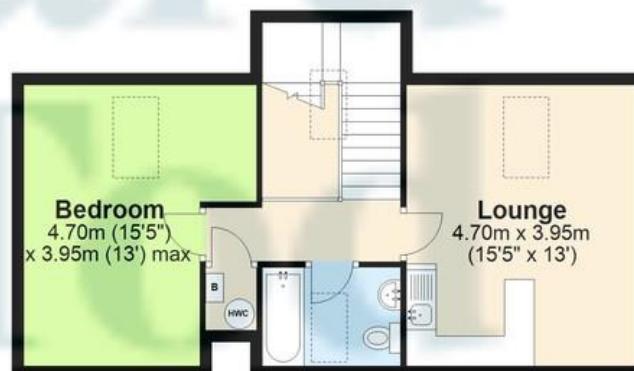
First Floor

Approx. 77.0 sq. metres (828.9 sq. feet)



Second Floor

Approx. 50.7 sq. metres (546.0 sq. feet)



Total area: approx. 254.3 sq. metres (2737.5 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.