



**Hayward  
Tod**

**3 Bed Detached Bungalow | Ludgate Cottage | Burgh-by-Sands | CA5 6AP**  
**£415,000**







A beautifully presented three bed, one en-suite bungalow. Easy maintenance rear garden. Great living space including open plan dining kitchen.

entrance hallway | living dining room | open plan kitchen dining living | garden room | master bedroom with en-suite shower | family bathroom | two further bedrooms | large paved driveway | rear garden with patio areas and lawn | shed | locked side storage area | EPC C | council tax band D | double glazing | gas central heating | mains drainage

#### APPROXIMATE MILEAGES

Carlisle 5.5 | Wigton 9.5 | M6 motorway 7 | Penrith - North Lakes 30 | Newcastle International Airport 62.5

#### 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. An excellent range of amenities are available in Carlisle, which is an easy drive to the east and the M6 motorway is also within 15 minutes by car.

#### ACCOMMODATION

Beautifully presented and spacious throughout the property provides a mix of open plan living and more cosy spaces. The high quality Thwaite Holme kitchen features a range of integrated appliances and has double doors at the rear to the garden and an additional set of double doors at the front to the driveway. The current layout allows for a dining area and a study/seating area. There are sliding double doors through to a more formal dining space. A generously





proportioned garden room, with underfloor heating, sits at the rear of the property and has its own access out to the rear garden and patio area. The living room is open to the formal dining space and sits at the front of the property with views across to the hills. There are three bedrooms, the largest of which benefits from an en-suite shower and built in wardrobes. The second bedroom is at the front of the property and is also a good double. The third room is a generous single or would make an excellent study. These bedrooms share the main bathroom, which has both a bath and separate shower as well as underfloor heating. Externally the property has a large block paved, gated driveway providing parking for several cars to the front and a secure private garden to the rear. The rear garden benefits from a large paved patio and an area of lawn. There are two large sheds at the far side of the property providing excellent additional storage.



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.