



11 The Willows, Durdar, Carlisle, CA2 4UP
Guide price £475,000

Hayward * Tod
associates



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An impressive modern five bed detached family home providing generous, well balanced accommodation. Superb recently fitted living kitchen with french doors to rear garden. Large conservatory, private rear garden and rural aspect. Detached double garage. Gas central heating. Double glazing. Convenient for Carlisle, M6 and Lake District.



Situation and description The Willows is a select development of larger than average modern detached homes less than two miles from junction 42 of the M6 motorway and around two miles from central Carlisle. There are a reasonable range of amenities within a short distance including the rural primary school Stoneraise and convenience shops, post office and bakery at Mount Pleasant. The beautifully situated Carlisle Racecourse is within walking distance.

Carlisle, the regions capital, has a superb range of social, leisure and retail opportunities. The city has an impressive cathedral and castle and benefits from being on the West Coast Mainline which provides fast and frequent services to London from 3 hours 23 minutes and non-stop to Glasgow. The city's central railway station serves many other destinations including the Lake District, West Cumbria, Edinburgh, Newcastle, Manchester, Manchester Airport and Birmingham.

11 The Willows is a particularly fine example of a modern detached home. The property occupies a wide site and has the benefit of a significant two storey extension and a detached double garage. The result is a large, five bedroomed family home with superb living space across the ground floor. The proportions are excellent and the living space is complemented by the addition of a large conservatory at the rear which overlooks the

garden towards rural countryside. Double glazing and mains gas central heating are provided.

Hall and stairs Engineered oak flooring. Understairs cupboard.

Sitting room 21'1 x 13'0 (6.43m x 3.96m) A well proportioned reception room with bay window to front elevation. Contemporary Stovax fireplace. Engineered oak flooring. Tri-folding glazed doors into conservatory.

Conservatory 24'8 overall x 11'10 max (7.52m overall x 3.61m max) A wonderful space at the rear of the home having a pleasant aspect over the garden to the fields and countryside beyond. Double glazed windows. Double glazed glass ceiling. French doors to terrace. Reverse cycle air conditioning. Engineered oak floor.

Living kitchen 26'7 x 12'10 (8.10m x 3.91m) An impressive room with a superb range of recently fitted contemporary units with Silestone worktops.. Large island with breakfast bar and sink unit. Substantial range cooker with six burner gas hob and double oven. Stainless steel and glass cooker hood. Integral dishwasher. Window to front. French doors to rear garden. Oak floor.

Utility room 13'11 x 7'3 min (4.24m x 2.21m min) Being of a useful size for a family. Range of fitted base and wall units. Granite worktop. Single bowl stainless steel sink unit

with mixer tap. Karndean floor. UPVC door and window to rear. Plumbing for automatic washing machine. Central heating boiler.

Cloakroom 6'6 average x 4'6 (1.98m average x 1.37m) White two piece suite. Wash hand basin with mixer tap. WC with concealed cistern. Base cupboards. Karndean floor.

Family room 17'5 x 10'10 min (5.31m x 3.30m min) An excellent space and one that is often missing in the modern family home. Aspect to rear. French doors with side lights to front. Built-in shelved cupboard. Karndean floor.

First floor

Landing

Half landing Window to rear. Loft access.

Master bedroom suite 17'5 x 15'11 (5.31m x 4.85m) A beautifully proportioned room with large dormer style windows to the front and rear.

Ensuite 8'7 x 7'6 average (2.62m x 2.29m average) White three piece suite. Large shower cubicle. Vanity wash hand basin with mixer tap. WC with concealed cistern. Fitted cupboards. Ceramic tiled walls. Chrome ladder radiator. Shaver socket. Extractor fan. Window to rear.

Bedroom two 12'11 x 12'9 (3.94m x 3.89m) Rear facing.

Bedroom three 12'11 x 10'5 (3.94m x 3.18m) Aspect to front.



Bedroom four 13'0 x 10'5 (3.96m x 3.18m)
Rear facing. Rural aspect.

Bedroom five 10'3 x 9'9 excluding door recess (3.12m x 2.97m excluding door recess)
Aspect to front.

Family bathroom 9'5 x 6'9 (2.87m x 2.06m)
Modern white four piece suite. Shower cubicle. Bath. Wash hand basin. WC with concealed cistern. Extractor fan. Shaver socket. Window to front.

Outside The property occupies a favourable position within the close. Double gates open onto a large paved area of hardstanding providing ample parking. The forecourt has external lighting and power.

Double garage 18'4 x 16'7 (5.59m x 5.05m)
Electric door. Light, power and water.



Stainless steel sink unit. Stairs to useful loft storage area.

Double gates between the garage and conservatory provide access to the rear garden. The rear lawned garden is a very pleasant space to enjoy the peace of the surroundings. Terrace. Generous deck adjacent to open countryside. Fine rural views. Timber shed. Additional deck and Wendy House sit in the right hand rear corner.

Summerhouse 15'2 x 10'2 (4.62m x 3.10m)
Double glazed French doors. Light and power.

Services All mains connected. Water, electricity, gas and drainage. Gas central heating.



Tenure Freehold.

Energy Performance Rating C

Directions The Willows is accessed off Newbiggin Road which connects the Durdar crossroads at junction 42 of the M6. From Carlisle, continue south past the racecourse and to the offset crossroads at Durdar, turning left at the Black Lion public house. The entrance to The Willows is a little way along on the left hand side.

All descriptions, dimensions, floor plans, references to condition, occupation and other details are given in good faith and are believed to be correct but should not be relied on as statements or representations of fact. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them.

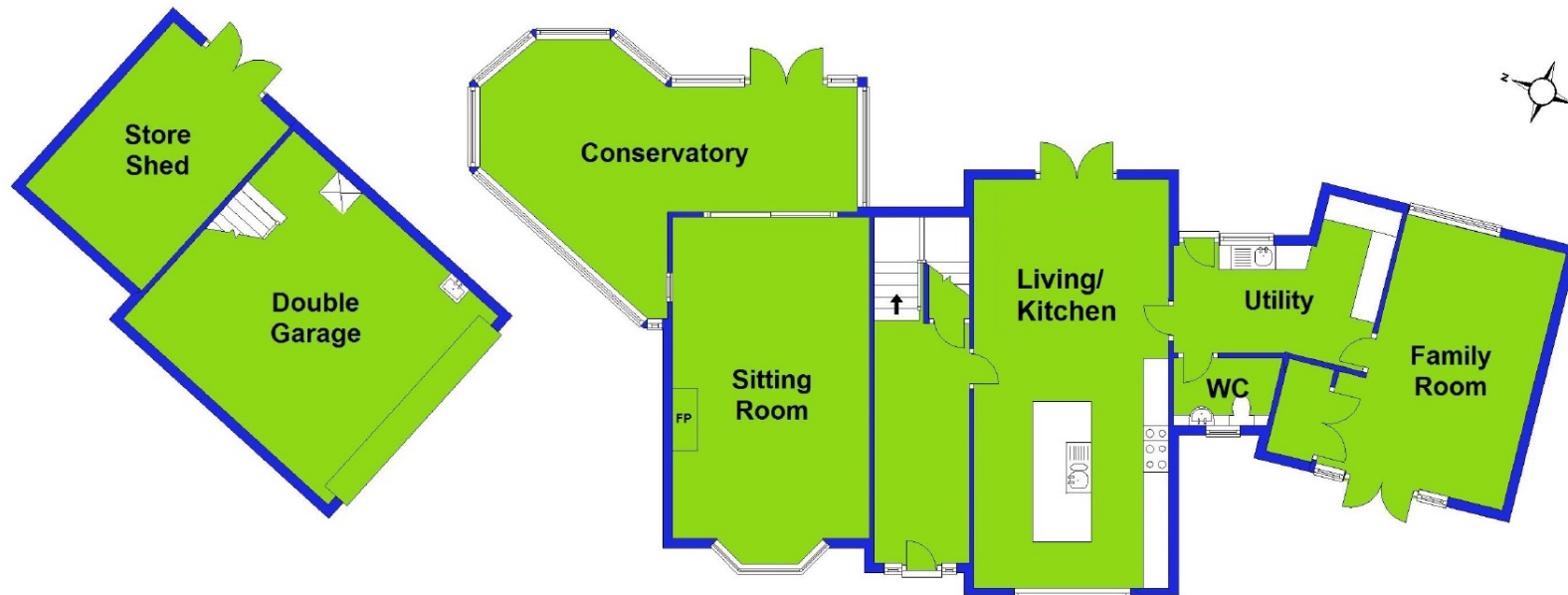
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Ground Floor

Approx. 175.9 sq. metres (1893.3 sq. feet)



First Floor

Approx. 133.6 sq. metres (1437.8 sq. feet)



