





A most appealing three bed, two ensuite, semi detached period dwelling occupying a pretty corner garden site in the centre of the desirable village of Hayton. Two reception rooms, fitted kitchen and lovely garden room.

#### ACCOMMODATION SUMMARY

Entrance porch with underfloor heating | Sitting room | Dining room | Stair lobby with understairs cupboard | Utility room | Wet room with electric underfloor heating | Fitted kitchen with range cooker | Garden room with extensive glazing and access to terrace.

#### FIRST FLOOR

Double bedroom one with ensuite shower room | Double bedroom two with fitted wardrobes | Double bedroom three with fitted wardrobes and ensuite shower room | Bathroom.

Attractive corner site with lawned gardens and generous patio areas | Side access to parking area | Summer house | Council tax band E | Energy Performance Rating E

#### SITUATION AND DESCRIPTION

Rose Villa is well placed close to the centre of the sought after village of Hayton. The village has a good Church of England Primary School and public house and enjoys a strong community spirit. The village is well placed adjacent to attractive countryside only three miles from the market town of Brampton and approximately eight miles from Carlisle.

The property is well presented and has the benefit of gas central heating and quality double glazing including uPVC replacement sash windows. The property retains character and affords all modern amenity including quality ensuite shower rooms and bathroom. The approach is via a modern porch with a slate floor and underfloor heating. The two reception rooms are front facing. The modern fitted kitchen



has a slate floor and this leads into an attractive garden room with a slate floor having the benefit of underfloor heating linked to the central heating. This room is an excellent addition to the living space and has good natural light with a westerly aspect and view.

The property has attractive stone elevations and occupies a pleasant corner site with landscaped gardens. A summerhouse and parking are provided.

#### SERVICES

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

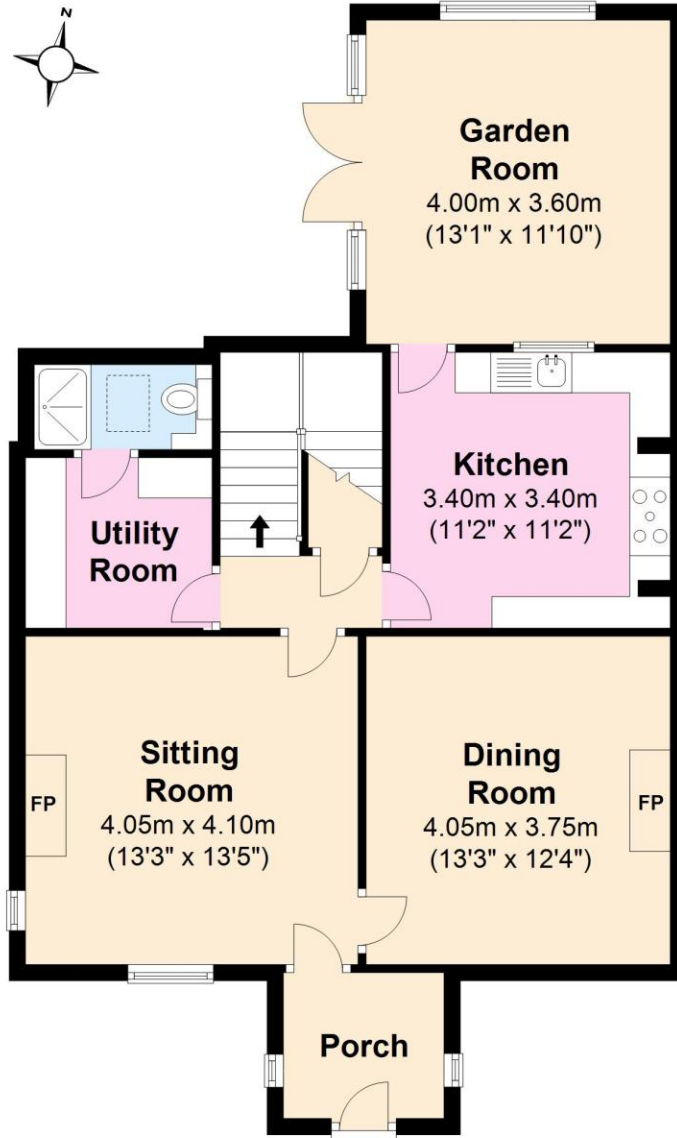
#### TENURE

Freehold.



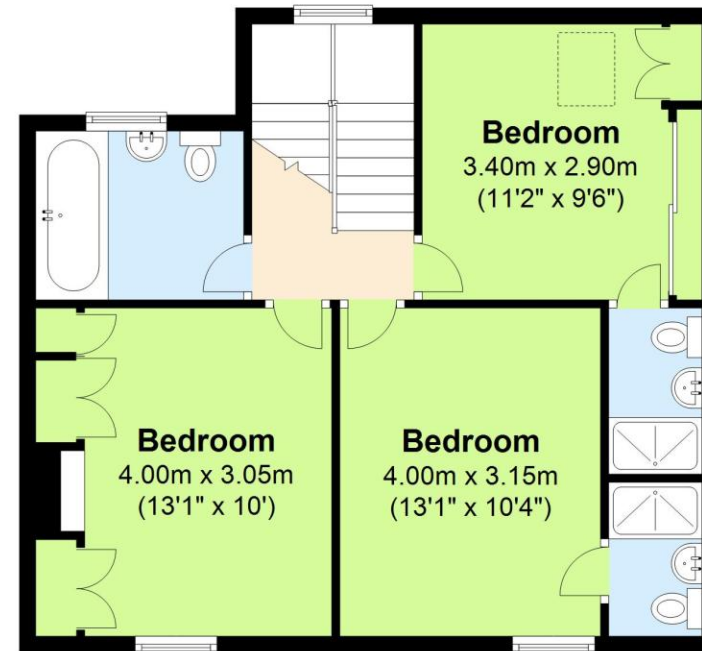
## Ground Floor

Approx. 77.5 sq. metres (834.0 sq. feet)



## First Floor

Approx. 56.5 sq. metres (608.6 sq. feet)



Total area: approx. 134.0 sq. metres (1442.6 sq. feet)