



4 Lime House Gardens, Wetheral, Carlisle, CA4 8EW
Asking price £325,000

Hayward * Tod
associates



LAST AVAILABLE. A superb architect designed four bed detached family home in a prime central village location. Excellent amenities to hand. Offering a modern open plan layout and finished to a high specification throughout. Highly energy efficient design and build. Four bedrooms including master bedroom with ensuite. Family bathroom. Rear garden. Attached single garage and driveway parking.

Situation & description Situated in the heart of one of our regions most sought after villages, benefitting from a range of amenities including: shop and Post Office, Crown hotel and leisure club, popular Fantails restaurant and is also on the Carlisle to Newcastle railway line. Wetheral is also served by a regular bus service to Carlisle and benefits from a close proximity and ease of access to both the A69 for access to Newcastle International Airport in little over an hour and Junction 42 of the M6 motorway. Carlisle is also on the West Coast Mainline with direct services to Glasgow in an hour and fifteen minutes and London in approximately 3 hours 20 minutes.

Due for completion Spring 2015, The property will be finished to a high specification and in addition will be highly energy efficient.

Accommodation

Entrance Hallway Stairs to first floor. Door to downstairs W.C and kitchen.

Kitchen Modern open plan kitchen, finished to a high specification. Open to:

Living room Generously proportioned room with double doors to the garden.

First floor

Bedroom 1 & Ensuite Master bedroom with ensuite shower room.

Bedroom 2

Bedroom 3

Bedroom 4

Family bathroom

Outside Integral single garage. Paved patio and lawned garden to rear. Additional driveway parking to front.

Predicted Energy Performance Rating - B

Services All mains services connected.

Directions In the centre of Wetheral village is Fantails restaurant. To the left of this is Lime House, a large red brick building. Lime House Gardens is located directly behind and is accessed via the private driveway to the right hand side of the building.

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.



Approximate Internal Floor Area 1421 Sq Ft / 132 Sq Metres

For illustrative purposes only. Not to scale

Whilst every attempt has been made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. Bright Logic Limited 01491 824800.

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