



**Hayward
Tod**

4 bedroom Detached House | No 3 Kates Beck Lane | Scotby | CA4 8FR
Guide Price £335,000





An impeccably presented 4 Bedroom detached new home, nestled in the corner of a small cul-de-sac of exclusive homes just a stones throw away from the centre of Scotby village. Large living room, dining kitchen with french doors to garden. Viewing highly advised to appreciate the package on offer.

ACCOMMODATION SUMMARY

Entrance hallway | Living room | Dining kitchen with French doors | Utility | Downstairs W.C | Storage cupboard Four bedrooms - master with en suite | Family bathroom with separate shower and bath | Underfloor heating down stairs | Airing cupboard | Garage | Driveway parking | Garden | EPC B | Council tax tbc

ACCOMMODATION

No 3 Kates Beck Lane is a rare package in the world of modern homes and enjoys a prestigious position in the centre of the village of Scotby. The accommodation comprises a spacious entrance hallway with access to the large living room. The kitchen is a seriously impressive space, flooded with light by the french doors that really open the whole kitchen up to the garden. Off the kitchen is the deceptively spacious utility room with space for both washer and dryer along with the downstairs W.C. To the first floor are four good sized bedrooms, the master with en suite and large family bathroom with large walk in double shower, bath and vanity unit housing the sink, toilet and storage.

LOCATION

Kates Beck Lane is located just off Lambley Bank in Scotby Village and is accessed via a private lane that serves the four properties within Kates Beck Lane. Scotby itself has a host of amenities including village shop, primary school, public house and regular bus service to Carlisle city centre. It is ideally placed to access the A69 over to the North East and the M6 Motorway. Carlisle, the region's capital, has a



superb range of social, leisure and retail opportunities. There is an attractive central pedestrianised area and an impressive cathedral and castle. The city 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.

OUTSIDE

To the outside the property enjoys lawns to the front and rear, driveway parking and a single garage.

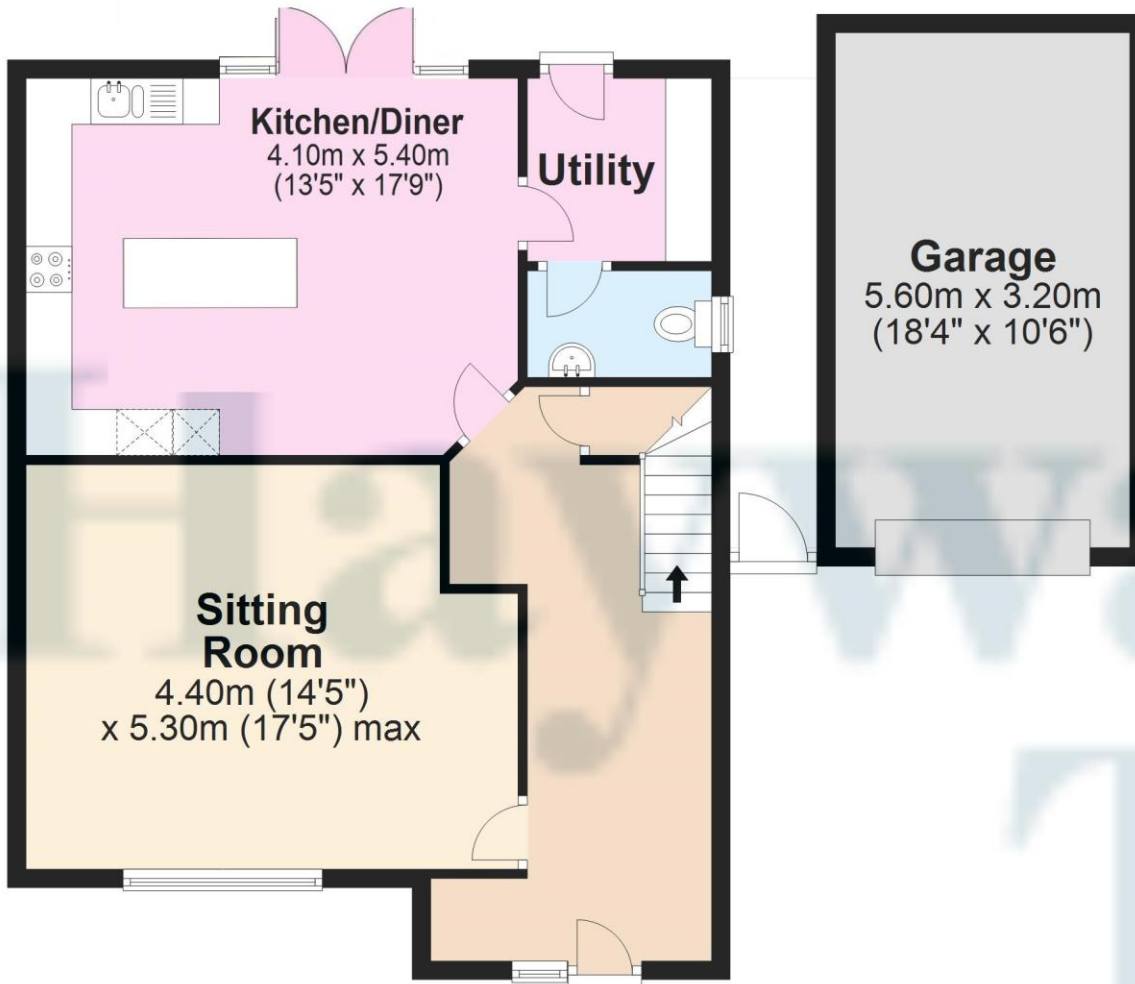
SERVICES

Mains water, electricity, drainage and gas.



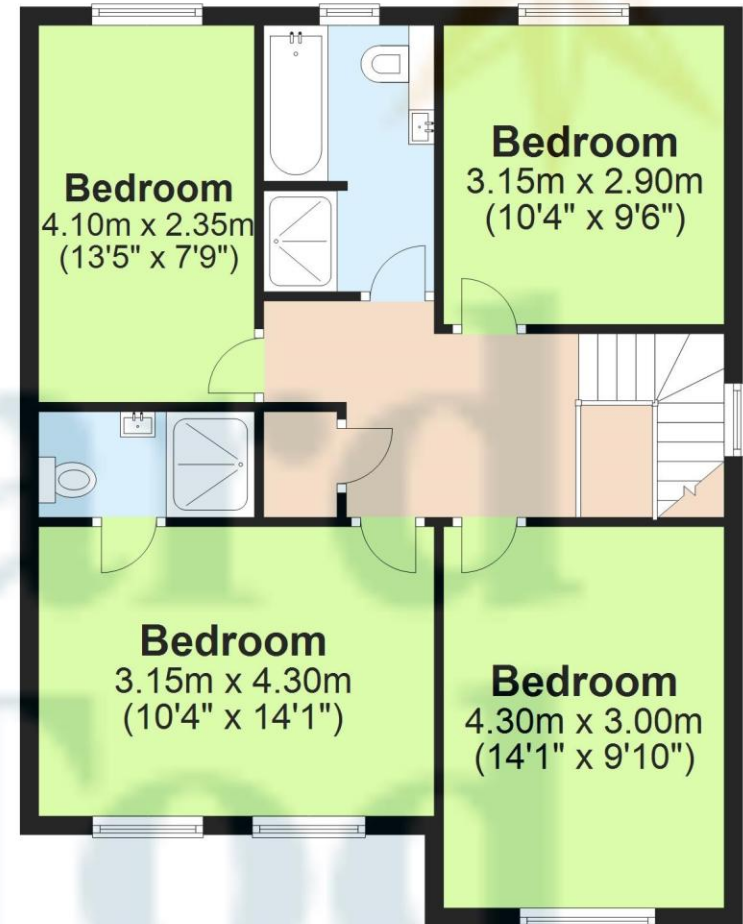
Ground Floor

Approx. 84.4 sq. metres (908.7 sq. feet)



First Floor

Approx. 67.0 sq. metres (721.0 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.