



**Hayward  
Tod**

**5 bed 3 Bath Detached House** | The Orchard | Etterby Road | Carlisle | CA3 9QS  
**Guide Price £475,000**





A large and impressive modern detached 5 bed family home with double garage and private garden.

#### APPROXIMATE DISTANCES IN MILES

City bypass 1.1 | M6 J44 2.6 | Central Carlisle - mainline station 2 | Bowness on Solway 13.2 | Lake District National Park - Caldbeck 16.9, Ullswater 26.4 | Newcastle International Airport 58.2

#### ACCOMMODATION SUMMARY

Entrance hall and stairs | Cloakroom | Study | Sitting room | Dining room | Living/family room | Conservatory | Reception hall open into kitchen | Utility | First floor landing with balcony | Five double bedrooms all with access (Jack and Jill) to a shower room or bathroom | Integral double garage | Front garden and parking | Enclosed west facing rear garden | Council Tax Band - F | Energy Performance Rating - ending | All mains services | Gas central heating | Double glazing | Freehold

#### LOCATION

Excellent location just a few minutes walk from a corner shop, bus stop and Austin Friars School. Walk to Stanwix shops and city centre. Stanwix has a primary school, Sainsburys Local, public house, bars and takeaways. Easy access to river walks and the city's two main parks. Good communications for travel by road for the M6, A7 and A69. Carlisle has a good café culture and a wide range of bars and restaurants. There are many social, leisure and retail opportunities and the city is on the Westcoast Mainline for London. Easy access for Eden Valley, Scottish Borders and Lake District.



#### DESCRIPTION

The Orchard is a fine home offering comprehensive accommodation which is well appointed and attractively presented. The rooms are generous and include five double bedrooms. Upon entering the impressive hall it is

immediately apparent that this is a special, individually designed home. The living space is superb and provides a variety of options for formal and casual entertaining. The kitchen is a stylish affair with an island/breakfast bar and has a good range of fitted units. A large stainless steel range cooker sits well within a chimney style tiled recess. The dining room, family room and kitchen all benefit from French doors accessing the rear garden. The large conservatory is fit for purpose and affords a private aspect over the rear garden. There is a contemporary cloakroom off the hall and next to this is the study which has a door to the double garage.

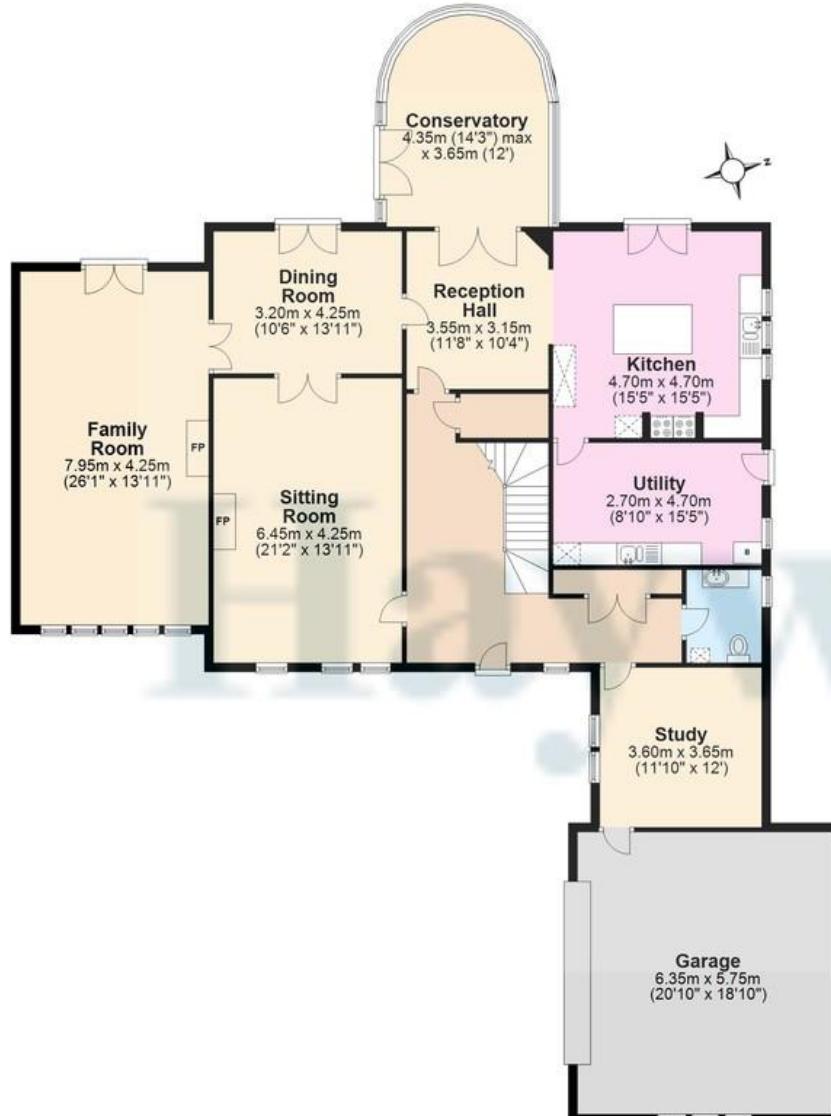
The first floor landing features a balcony which looks out over the front towards a wooded bank which sits high above the River Eden. The bedroom accommodation is excellent with all rooms benefiting from access to a bathroom or one of the two shower rooms. In effect they are all ensuite. One of the rear bedrooms has a balcony overlooking the garden.

The Orchard provides an excellent package in a great location handy for the city. Viewing is of course highly recommended.



## Ground Floor

Approx. 206.8 sq. metres (2226.1 sq. feet)



Total area: approx. 351.8 sq. metres (3786.5 sq. feet)

## Contact

6 Paternoster Row,  
Carlisle Cumbria CA3 8TT

01228 810 300  
[info@haywardtod.co.uk](mailto:info@haywardtod.co.uk)  
[haywardtod.co.uk](http://haywardtod.co.uk)

## 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.

## First Floor

Approx. 145.0 sq. metres (1560.3 sq. feet)

