



**Hayward  
Tod**

**3 Bedroom Bungalow** | Chapelfield Lane | Thurstonfield | Carlisle | CA5 6HP

**£450,000**







One of nine, brand new detached bungalows in a peaceful village nestled between Carlisle and the Solway Coast. High specification finish including Air Source Heat pumps and under floor heating. Generous plot. Due for completion Spring 2024.

open plan kitchen and sitting area | living room | main bedroom with en-suite shower | two further bedrooms | bathroom | utility | garage | large south facing garden | robot lawnmower included | paved driveway | double glazing | air source heat pumps | mains water, electricity and drainage | solar panels | council tax band TBC | EPC TBC | freehold

#### **APPROXIMATE MILEAGES**

Carlisle 6 | Wigton 8 | M6 motorway 7 | Penrith - North Lake District 28 | Newcastle International Airport 63

#### **WHY THURSTONFIELD?**

A lovely quiet village in the countryside situated just a short distance west of the City Centre with easy access to amenities and the wider region thanks to the proximity of the city by-pass. The convenience of the location is excellent for both amenity and access to the region's areas of natural and historic interest. These include The Lake District and the Solway Coast AONB well known for its birdlife and sandy beaches, nature reserves such as Watchtree and coastal villages. Located near two popular C of E Primary Schools; Kirkbampton and Burgh-By-Sands. There are also pubs in the neighbouring villages of Moorhouse, Monkhill and Burgh-by-Sands.



## ACCOMMODATION

Built by a local developer, Haddon Construction, a beautifully designed Bungalow with exceptional features due to be completed late Spring 2024.

This property is the first of the development and situated on the left hand side as you enter the site. A large open plan kitchen and sitting area form the hub of the home and will be fitted with a German or Hand Made kitchen with Neff/Bosch appliances and tile or LVT flooring. A separate living area can be enjoyed and will benefit from the warmth of a log burning stove. Additionally there is also a utility room which provides access to the attached garage. There are three good size bedrooms with the largest having the luxury of the ensuite shower room. The property will benefit from underfloor heating and air source heat pumps as well as being well insulated giving the property a high energy efficiency rating.

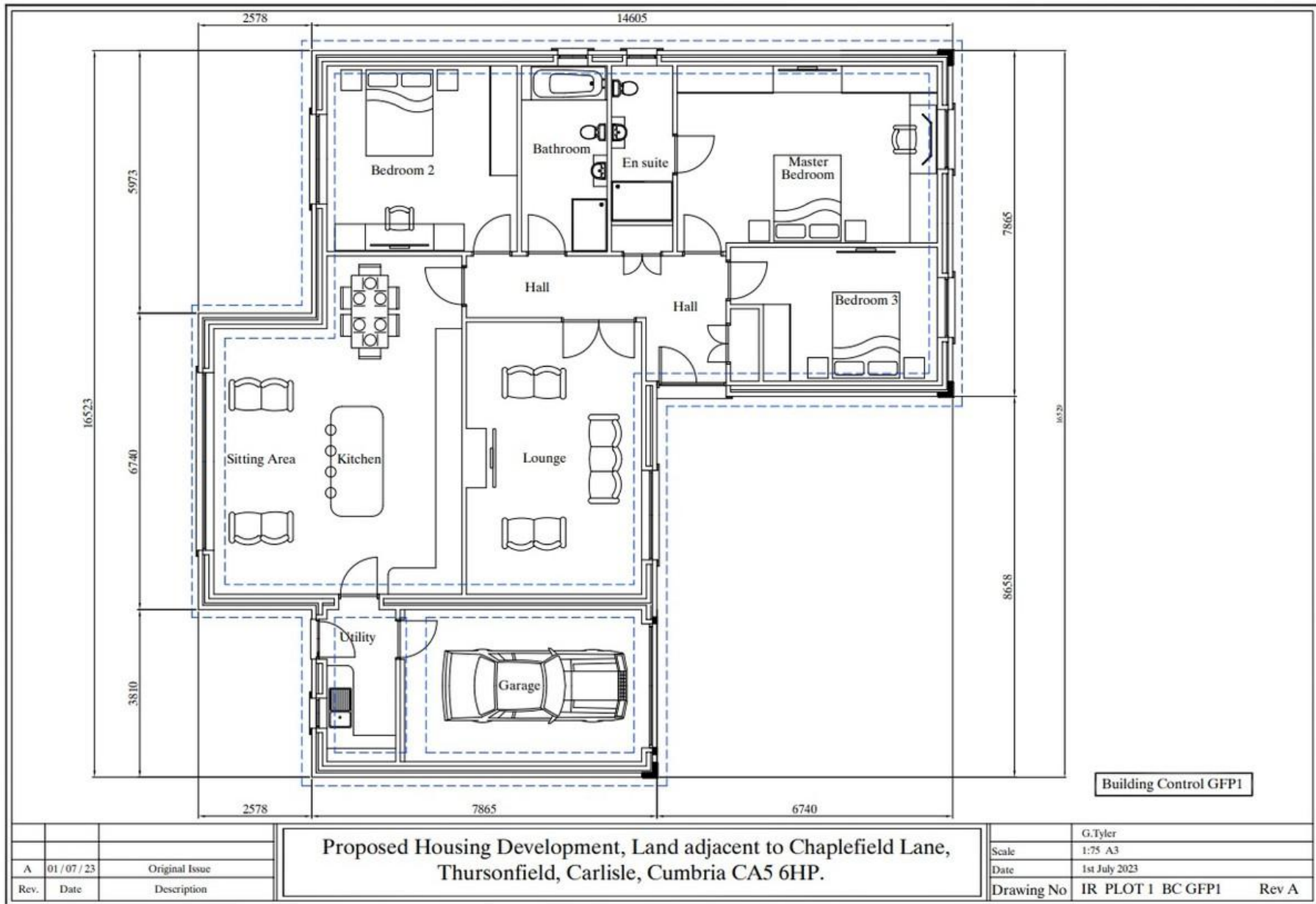
Externally the property will benefit from a block paved driveway parking and an attached single garage. A large south facing garden, a relative rarity for modern bungalows will be maintained with ease thanks to the included robot lawnmower. There is also a patio area. Solar panels will also be installed to each bungalow to further enhance the property's 'green credentials' and reduce running costs.

## THE DEVELOPMENT

Just nine detached bungalows will be built on this exclusive development and as such each one will be afforded a generous garden. Finished with a mixture of rustic bricks and render, some will also benefit from beautiful natural sandstone elevations.

All Bungalows will come with a 10 year Warranty.

Internal specification has been decided by the developer but alterations may be possible dependent on build stage at time of purchase and may be subject to a non-refundable deposit and/or additional cost.



## Contact

6 Paternoster Row,  
Carlisle Cumbria CA3 8TT

01228 810 300  
info@haywardtdod.co.uk  
haywardtdod.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.