



**Hayward  
Tod**

**3/4 bed, 2 bath Semi Detached House | 22 Jennet Croft | Wetheral | Carlisle | CA4 8JJ**  
**Guide Price £315,000**





A fine contemporary 3/4 bed, 2 bath semi detached home with a beautiful interior and landscaped gardens. Prime central position with our region's most desirable village. Wonderful dining kitchen with bifold doors and private aspect to sunny rear garden. Excellent range of village amenities to hand.

#### ACCOMMODATION SUMMARY

Entrance lobby | Sitting room open into dining kitchen | Living room/double bedroom four | Shower room | Utility | First floor landing | Front double bedroom one | rear double bedroom three | Front single bedroom three | Bathroom | Front garden | Driveway and parking | Landscaped rear garden | All mains services | Gas central heating | Double glazing | Council Tax Band - C | EPC rating pending | Freehold

#### APPROXIMATE MILEAGES

Village centre shop/PO 0.1 - two minute walk | M6 J43 via A69 2.9 | Carlisle Westcoast Mainline Station 5 | Brampton 6.5 | Solway Coast AONB - Bowness on Solway 22 | Lake District National Park - Caldbeck 15.8, Pooley Bridge Ullswater 23.5 | North Pennines AONB - Alston 25 | Newcastle International Airport 52.7

#### WHY WETHERAL?

One of Carlisle's most desirable villages, Wetheral offers a superb range of local amenities including two Pub's, a restaurant, village shop and Post Office, café, hairdressers and doctors surgery, as well as being served by both bus and rail. The wider road network is close to hand with the M6 and A69 both being within just a few minutes drive. The village has an active social community with a village hall and sits high above the River Eden providing a wide range of riverside walks and the impressive viaduct allows for a short walk across the river to the neighbouring village of Great Corby and primary school. The historic City of Carlisle has a



growing café culture and superb amenities. London direct services in around 3 hours 20 minutes, plus Glasgow, Edinburgh, Newcastle and Manchester.

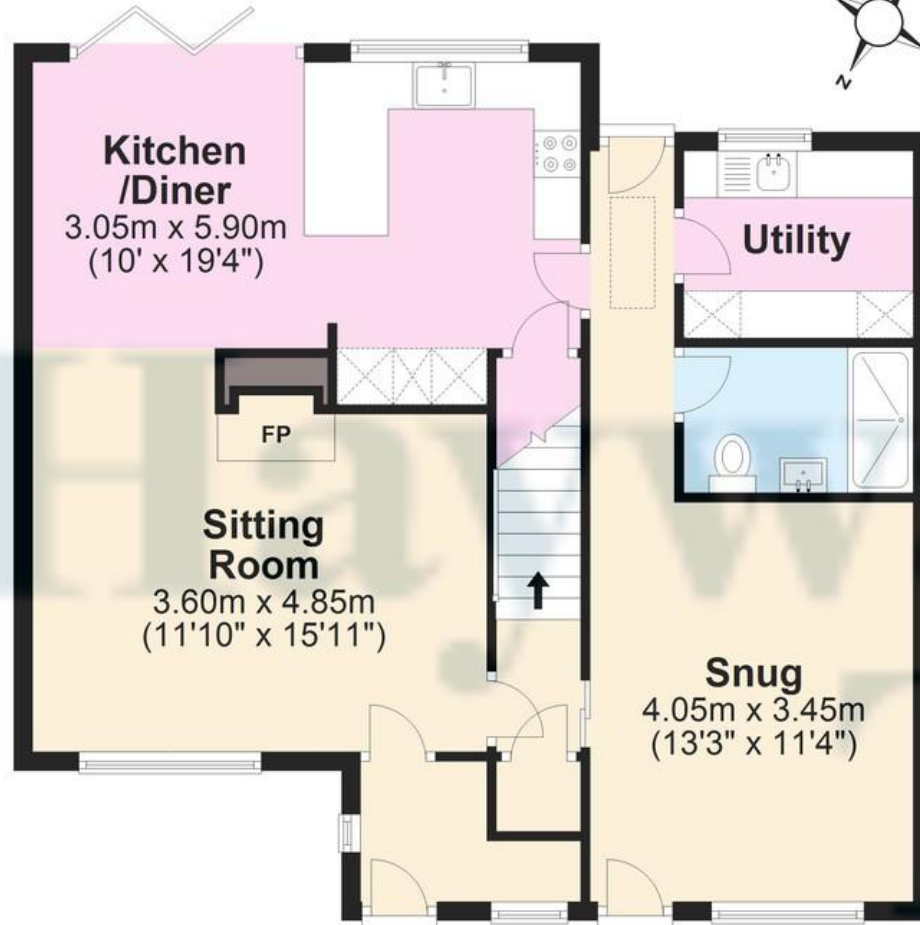
### DESCRIPTION

This delightful village home is superbly located and offered in excellent order. It has versatile accommodation made possible by the conversion of the garage into an excellent ground floor living room and with an adjacent contemporary shower room, would also make a great accessible bedroom. The room is integral to the property however benefits from its own front door and also has annex potential due to the upgraded utility room with fitted units and appliances. The property is well situated and has an attractive front lawned garden and driveway that rises up from the village road. The bright interior is beautifully presented and ready to occupy. The main living space is open plan and includes a spacious sitting room with wood burning stove. Pleasant aspect to front lawned garden and pond. The room opens into a superb south facing dining kitchen which features bifold doors onto a generous porcelain tiled patio and private landscaped rear garden. On the first floor is a modern bathroom the three bedrooms. The main bedroom has a range of fitted wardrobes.



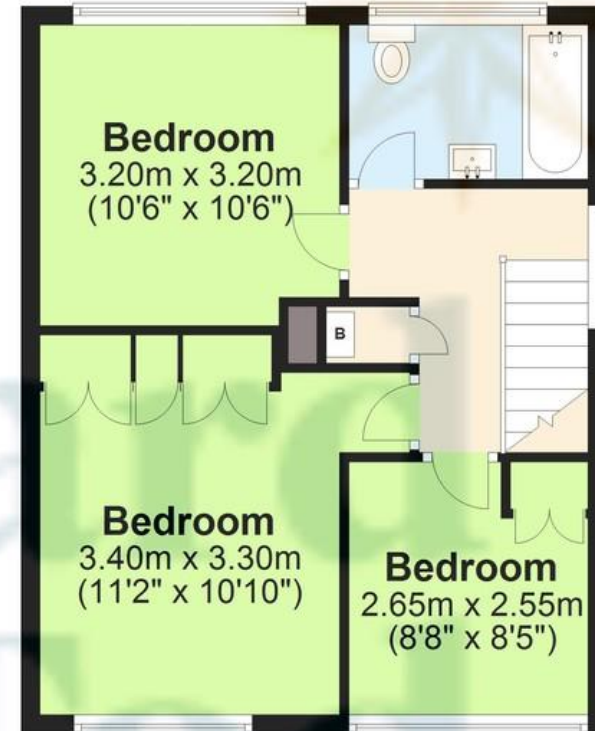
## Ground Floor

Approx. 74.5 sq. metres (801.7 sq. feet)



## First Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



Total area: approx. 117.6 sq. metres (1265.5 sq. feet)

### 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.