



**Hayward  
Tod**

**5 Bed, 2 Bath Detached House | Four Ways | Brisco | Carlisle | CA4 0RB**

**£435,000**





Incredibly spacious, significantly extended and improved detached home on a sizable private plot (c.0.4 acre). Impressive first floor multi-purpose room. Five beds, two bath. Flexible accommodation for large or multigenerational family.

**APPROXIMATE MILEAGES** Wreay primary school & Pub 1.5  
| M6 motorway 1 | Carlisle 3

#### **WHY BRISCO?**

A popular village for commuters in to Carlisle and the wider region, the village is well connected to the main road network and just minutes from central Carlisle and the M6 motorway. The nearby village of Wreay provides a popular primary school and good pub. For those wishing to explore the area the proximity of the motorway allows for easy travel in all directions.

#### **ACCOMMODATION**

Recently extended and deceptively spacious the property provides flexible living, predominantly on a single level. There are four large bedrooms and a good size fifth as well as two bathrooms, one of which can act as an en-suite for the front bedroom if desired. Two of the bedrooms and the second bathroom are in the recently extended rear section of the property. To the front of the property is a living room which opens out in to the dining area, which in turn leads through to a spacious kitchen with a range of appliances, including two ovens and an island. The three spaces can be open plan or closed off thanks to interconnecting doors if preferred. The kitchen has double glazed doors out on to a private rear patio. A large pantry/utility provides ample additional storage. The ground floor provides more than enough space, however an extra dimension is added with the inclusion of a large attic room which, like the ground floor, has been recently extended. The space is accessed via a full size staircase from the large rear hallway and has a light and airy feel thanks to a dual side aspect. There is good



headroom throughout and the space could be configured in a variety of ways to suit. It would make an excellent second living room/games room and also has a section that could be partitioned off for storage or as a study. The feeling of space is not just limited to inside. The property sits in a large and private plot with gardens on all four sides. There is ample driveway parking set behind electric gates and good storage provided by an attached garage. The plot is big enough that the garage could be extended or indeed additional garaging built if needed. In addition to the lawned garden there is also a large summerhouse.



## Ground Floor

Approx. 195.8 sq. metres (2107.2 sq. feet)



## First Floor

Approx. 58.6 sq. metres (631.2 sq. feet)



Total area: approx. 254.4 sq. metres (2738.5 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.