



**Hayward
Tod**

4 bed, 1 ensuite Detached House | Keele View | Newby East | Carlisle | CA4 8QX
Guide Price £450,000





Pleasantly situated modern detached four bedroom house beautifully set in generous private 0.3 acre gardens. Excellent living space including a large garden room and two reception rooms. Convenient location between Carlisle and Brampton, handy for A69 and M6.

ACCOMMODATION SUMMARY

Porch | Hall and stairs | Cloakroom | Sitting room | Dining room | Garden room | Fitted kitchen | Utility | First floor landing | Rear double bedroom one with ensuite shower room | Rear double bedroom two | Front double bedroom three | Front bedroom four | Bathroom | Private 0.3 acre garden | Garage and workshop | All mains services | Gas central heating | Double glazing | EPC rating - pending | Council Tax Band - E | Freehold

APPROXIMATE MILEAGES

A69 Corby Hill 1 | Eden Golf Club 1.5 | M6 J43 3.8 | Brampton 4 | Central Carlisle - Westcoast Mainline Station 5.8 | Solway Coast AONB - Bowness on Solway 19.7 | Lake District National Park - Caldbeck 19.6, Pooley Bridge Ullswater 27 | Newcastle Airport 50.8

WHY NEWBY EAST?

The property is centrally located within the hamlet of Newby East between Carlisle and Brampton. Eden Golf Club is just down the road. The nearby adjoining villages of Corby Hill and Warwick Bridge provide a generous range of amenities including a renowned butchers, COOP, pub, petrol garage with Spar and a primary school. Nearby Irthington Village has a pub and primary school. The regional centre Carlisle has a growing café culture and a superb range of social, leisure and retail opportunities. There is also a varied range restaurants and bars. The city is on the West Coast Mainline with direct services to London in around three hours twenty minutes. Other direct services



include to Glasgow, Edinburgh, Newcastle, Manchester and Birmingham. There is easy access for the beautiful Eden Valley, Lake District and Hadrian's Wall UNESCO site.

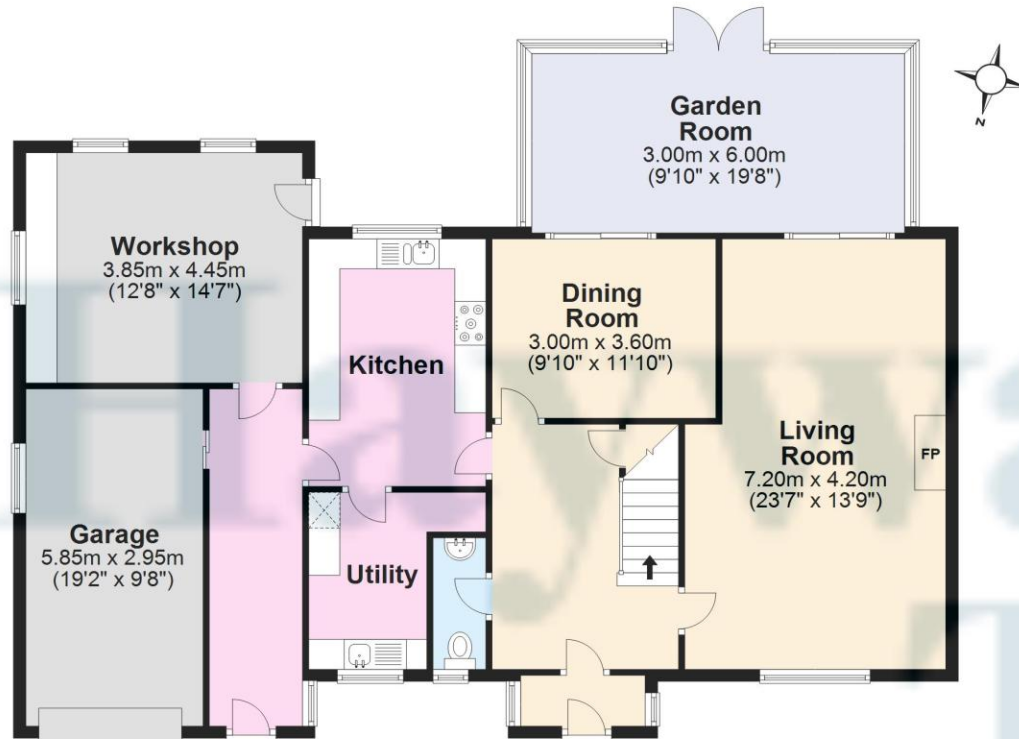
DESCRIPTION

An appealing modern detached dwelling with a spacious front garden and parking area. Nicely set back from the road and benefiting from an enclosed porch. Attractive central hall with gallery landing. Excellent living space includes a sitting room with open fireplace and separate dining room both with access to the wonderful garden room. This is generous room with a lovely private southerly aspect over the garden. The fitted kitchen also looks out to the rear and a utility is provided. The garage and workshop is integral. On the first floor are the four bedrooms and bathroom. Two of the bedrooms have a wonderful open aspect over the River Irthing, village and countryside. The main bedroom has an ensuite shower room. The property sits well within its private gardens which are bright and open at the rear.



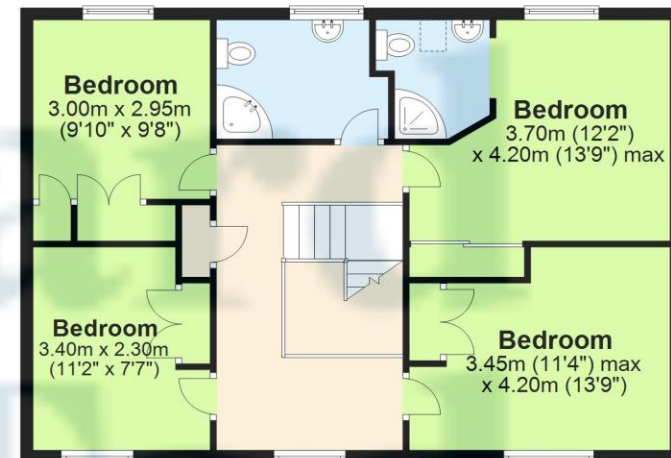
Ground Floor

Approx. 139.0 sq. metres (1496.4 sq. feet)



First Floor

Approx. 74.3 sq. metres (799.7 sq. feet)



Total area: approx. 213.3 sq. metres (2296.1 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.