



**Hayward  
Tod**

**5 bed, 1 ensuite Detached House | 23 Meadow Lane | Carlisle | CA2 6BF**  
**Guide Price £410,000**







Spacious five bed modern detached family home on a popular development on the southern fringe of the city. Convenient for the A595/6, city by-pass and close to shops and schools. Easy access for the Lake District and West Cumbria.

#### ACCOMMODATION SUMMARY

Porch, entrance hall and stairs | Sitting room | Study/living room | Generous living kitchen diner | Large south facing garden room | Cloakroom | Utility room | First floor landing | Front double bedroom one with shower room | Front double bedroom two | Rear double bedroom three | Rear double bedroom four | Rear bedroom five | Family bathroom | Forecourt parking for several cars | Detached double garage | Private enclosed south facing rear lawned garden with generous patio | All mains services | Gas central heating | Council Tax Band - F | EPC rating - B | Freehold

#### APPROXIMATE MILEAGES

Dalston 2.3 | Central Carlisle - Mainline Station 2.5 | Solway Coast AONB - Bowness On Solway 13.8 | Lake District National Park - Caldbeck 11, Pooley bridge Ullswater 23 | Newcastle Airport 58.5



#### WHY MEADOW LANE?

Situated on the popular Cloverfields development on the southern fringe of the city the property is well located for access to the main road network and is within close proximity of a good range of amenities. The city centre is just 2.5 miles by car and the popular village of Dalston is just a short drive to the south. The development is also well placed for access to the Solway Coast and West Cumbria via the A595. Number 23 is situated towards the rear of the development and is positioned in such a way that the rear garden is afforded a good level of privacy. Carlisle, the region's capital, has a superb range of social, leisure and



retail opportunities. There is an attractive central pedestrianised area and an impressive cathedral and castle. The city benefits from being on the West Coast Mainline which provides fast and frequent services to London from 3 hours 23 minutes and non-stop to Glasgow. The city's central railway station serves many other destinations including the Lake District, West Cumbria, Edinburgh, Newcastle, Manchester, Manchester Airport and Birmingham.

#### DESCRIPTION

An excellent detached family home with superb rear extension providing a wonderful garden room which at 28 Sq. m is spacious and has a private southerly orientation. The living space is superb with plenty of space for all the family. It features a smart living/dining kitchen that opens into the garden room, a separate sitting room plus snug/study. There is also a utility room and cloakroom for convenience. The bedrooms and family bathroom with white four piece suite are on the first floor. The main bedroom has an ensuite shower room. The property is well located and is complimented by its gardens, detached garage and parking.



## Ground Floor

Approx. 131.1 sq. metres (1411.7 sq. feet)



## First Floor

Approx. 73.9 sq. metres (796.0 sq. feet)



Total area: approx. 205.1 sq. metres (2207.6 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.