



**Hayward
Tod**

4 Bed Detached House | Hadrians Court | Grinsdale | Carlisle | CA5 6DT
£375,000





Great location in a peaceful setting just to the west of the city centre, convenient for access to the by-pass. Open views to the rear. Large garden and good living space.

entrance hallway | study | snug sitting room | living room | conservatory | dining kitchen | utility | four bedrooms | family bathroom | large rear garden | patio | driveway | double glazing | gas central heating | mains water and electricity | private drainage | EPC rating C | council tax band E | freehold

APPROXIMATE MILEAGES

city centre 3.5 | M6 motorway 4 | Penrith - North Lake District 26 | Newcastle International Airport 54

WHY GRINSDALE?

A peaceful hamlet on the western fringe of Carlisle, tucked away from the hustle and bustle without sacrificing convenience. The city by-pass, Kingstown Industrial Estate and the city centre are all just moments drive from the property but you'd never know it. A short drive beyond the property takes you along the course of Hadrian's Wall and out towards the picturesque Solway Coast, a designated AONB. There is a popular primary school in the village of Burgh-by-Sands just a few minutes drive away and a range of local amenities within and on the way towards the city centre.

ACCOMMODATION

The main living accommodation at the rear of the property is perfectly positioned to overlook the large rear garden and across the open fields beyond. The kitchen, with room for dining and a separate seating area, has a range of fitted units and is complemented by a very large utility space, that had previously been the property's garage. There is a study at the front of the property and two good size reception rooms, the one to the rear has a gas stove and double doors opening out in to the conservatory. A cloakroom W.C.



completes the ground floor living. On the first floor there are four bedrooms, the largest of which has a dual aspect. The family bathroom has a shower over the bath. Externally the property has a tarmac driveway to the front and an impressively proportioned garden to the rear.



FLOOR PLAN TO FOLLOW

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.