



**Hayward  
Tod**

**4 Bedroom Detached** | Blackthorn Way | Carlisle | CA2 6EZ  
**£350,000**







An immaculate 'nearly new' Story built, family home. Four bed. Two bath. Good garden and detached garage. Convenient location to the west of the city.

Open plan kitchen dining living | sitting room | utility | cloakroom W.C. | en-suite main bedroom | three further bedrooms | family bathroom | garden | off-street parking | detached garage | all mains services connected, water, gas, electricity and drainage | EPC B | council tax band D | freehold

**WHY BLACKTHORN WAY?** Situated on a popular new build development, conveniently located on the western fringe of the city close to the bypass allowing for fast commutes across the city and beyond with the M6 motorway and A595/6 being within minutes. Perfect for families thanks to the proximity of schools, public transport and shops as well as green space the property caters for all ages.

**ACCOMMODATION** Offered in 'as new' condition; the property has benefitted from a high specification from new but has been additionally enhanced by the current owners. The layout provides a generous open plan kitchen dining living and an additional sitting room. The kitchen, complete with a range of integrated appliances and an island opens in to the living space. Double doors lead out in to the well proportioned and private garden. The sitting room has a pleasant corner aspect with a large square bay window and a contemporary electric fire. There is also a utility room providing access to the side driveway and detached garage, as well as a cloakroom W.C. To the first floor are four good bedrooms, the largest of which has a bank of fitted wardrobes and an en-suite shower room. The family bathroom has both a bath and a separate shower. Externally the property benefits from a sizable corner plot, with paved driveway parking for two cars, a detached single garage and a good size lawned garden which offers a surprising amount of privacy and is part fenced part walled.







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.