



**Hayward
Tod**

3 bedroom Detached House | 2 Furlong View (Plot 22) | The Paddock | Carlisle | CA2 4SG

Price £340,000





A stylish new 3 bed detached home with the benefit of larger than average accommodation on a landscaped corner plot with easy to maintain enclosed rear garden. Quality and high specification throughout. Open outlook at the rear towards the North Pennines. Convenient location just south of the city.

ACCOMMODATION SUMMARY

Entrance hall with bespoke contemporary staircase | Cloakroom | Excellent open plan living kitchen with bifolds to walled garden | Laundry | First floor landing | Rear facing double bedroom with ensuite shower room | Rear double bedroom two | Front double bedroom three | Family bathroom with separate shower cubicle | Forecourt parking | Enclosed landscaped rear walled garden | Solar panels | Electric heating | Council Tax Band - D | EPC rating - B | Freehold | Paddock estate management fee approx. £150 pa.

APPROXIMATE MILEAGES

Morrison Daily, PO and bakers 0.6 | Central Carlisle - West Coast Mainline Station 2 | Lake District National Park - Caldbeck 12, Pooley Bridge Ullswater 23 | Solway Coast AONB - Bowness on Solway 14.9 | North Pennines AONB - Alston 29.6 | Newcastle International Airport 57

WHY THE PADDOCK?

Excellent location on the southern fringe of the city just 7 minutes from Carlisle city centre and station on the West Coast Mainline. Many direct services including to London in 3 hours 20 minutes, Glasgow 1 hour 11 minutes, Edinburgh 1 hour 16 minutes, Manchester and airport 1 hour 50 and 2 hours 10 respectfully. The historic city of Carlisle is the regional centre and has a growing cafe culture along with a fine range of restaurants, pubs and retail opportunities. The Paddocks is well placed for access to the new Southern Bypass, the M6 and Lake District.



DESCRIPTION

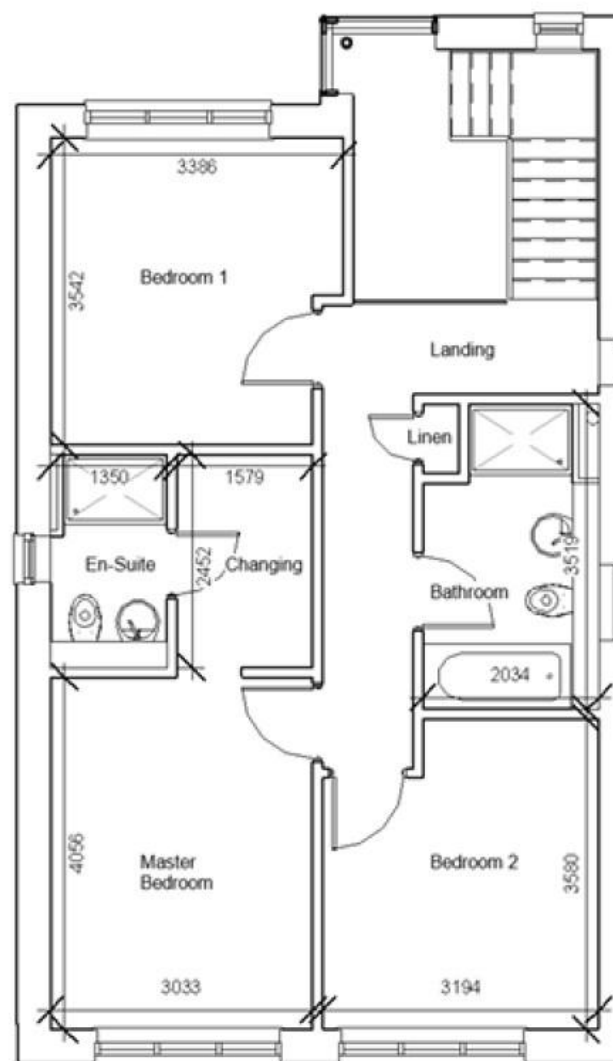
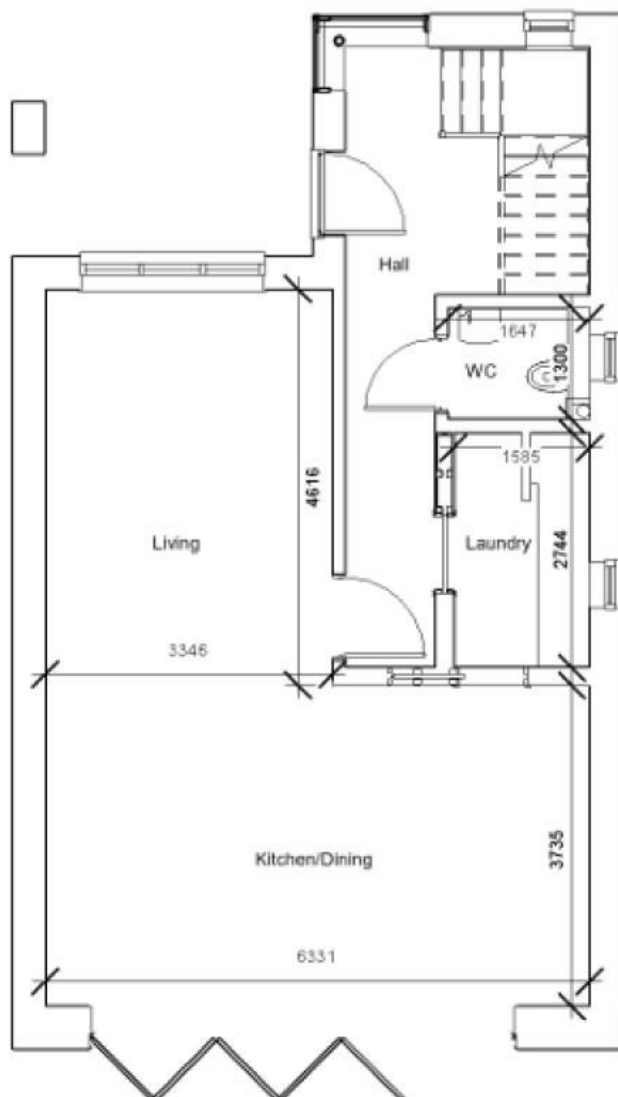
The Avebury is a fine contemporary detached residence perfectly designed for modern family living. The property offers an intelligent layout positioned in a unique development next to Carlisle Racecourse. The first impression on entering the hall is that this is a superior home of quality. The double height ceiling floods the hall with natural light and the oak designer staircase can't fail to impress. Solid oak parquet flooring will be fitted in the entrance and hallway and will lead you into the beautiful open plan lounge, diner and kitchen. Full height windows to the southwest light up the lounge area. At the rear full width bifold doors open to the landscaped walled garden and aspect. Of interest there is a laundry and cloakroom provided. On the first floor are three double bedrooms and a family bathroom with separate shower cubicle. The main bedroom is well appointed having both a dressing area and ensuite shower room. The main bedroom along with bedroom two enjoy a fine open view towards the North Pennines. The forecourt provides parking for two cars and parking for visitors is available on site.





THE AVEBURY, PLOT 22

THE PADDOCK



Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

01228 810 300
info@haywardtod.co.uk
haywardtod.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.