



**Hayward  
Tod**

**4 bed, 1 ensuite Detached House | 1 The Willows | Durdar | Carlisle | CA2 4 UP**  
**Guide Price £525,000**





A fine four bed detached contemporary dwelling benefiting from a wonderful south west facing deck with cabin perfect for social gatherings. Stylish living kitchen with large island and bifolds to deck. Quiet location within a select close ten minutes south of the city handy for the M6 and Lake District.

#### ACCOMMODATION SUMMARY

Hall and stairs | Sitting room with bay | Garden room | Luxury fitted kitchen | Utility room | Cloakroom | First floor landing | Front double bedroom one with ensuite shower room | Front double bedroom two | Front double bedroom three | Rear double bedroom four | Family bathroom | Ample forecourt parking | Detached double garage with electric door | Excellent rear lawned garden with spacious deck | Generous timber cabin, party room | All mains services | Gas central heating | Replacement double glazing | Council Tax Band - F | EPC rating - C | Freehold

#### APPROXIMATE MILEAGES

Stoneraise Primary School 0.9 | M6 J 42 2 | Mount Pleasant PO and shops 1.8 | Central Carlisle - West Coast Mainline Station 3.1 | Lake District National Park - Caldbeck 11.3, Pooley Bridge Ullswater 21.4 | Solway Coast AONB - Bowness on Solway 16 | North Pennines AONB - Alston 29 | Newcastle International Airport 58



#### WHY DURDAR?

Pleasant setting just outside the city boundary. The property is conveniently located within a select cul-de-sac south of the city centre close to local amenity (including a primary school, PO and convenience stores) and with easy access for the M6 and A6 at junction 42 via the soon to be open Southern Bypass. The regional capitol Carlisle, just 10 minutes by car, offers a wide range of services, retail and commercial opportunities, restaurants and bars. The city has a growing café culture along with a rich history which can be felt visiting the Cathedral and Castle. The station provides many direct services including to London in around three hours twenty minutes, Glasgow and Edinburgh in around 1 hour 15

minutes, Newcastle, Lake District, Manchester and airport, and Birmingham. Easy access for North Lake District, Eden Valley and Solway Coast.

### DESCRIPTION

The property occupies a favourable site within a cul de sac on a small estate and has the benefit of a bright south and west facing aspect at the rear. The Willows properties are well built modern homes and number 1 has been upgraded and improved to include new windows, bathrooms and a wonderful kitchen. The kitchen is a stylish affair with contemporary black cabinets including an excellent island unit with Quooker tap. Superb range of Bosch appliances including an induction hob with benchtop extraction, two combination ovens (one with plus steam and the other plus microwave). This is a superb room with a dual aspect. In particular the wide opening with bifold doors to the generous rear deck are a great feature and ideal for entertaining. The charming sitting room has a bay, fireplace with stove and access to the garden at the rear. The deck has an impressive timber cabin which is currently set up as a party room. The options for use are many including a family room, home office or gym. Of benefit there is a utility room and cloakroom. The four double bedrooms, one with ensuite and the family bathroom are on the first floor.



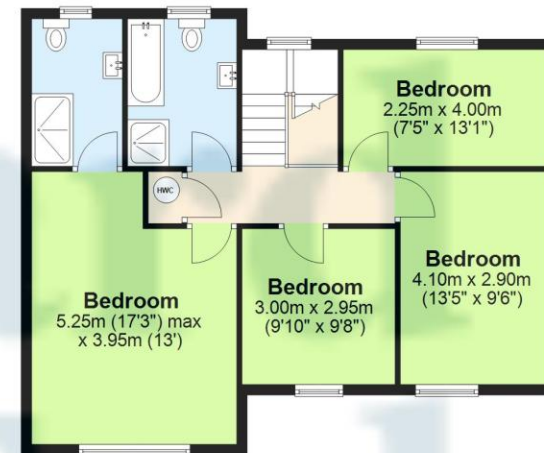
## Ground Floor

Approx. 138.1 sq. metres (1486.8 sq. feet)



## First Floor

Approx. 71.5 sq. metres (769.1 sq. feet)



Total area: approx. 209.6 sq. metres (2256.0 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.