



**Hayward
Tod**

3 Bed Bungalow | Kings View | North End | Burgh by Sands | Carlisle | CA5 6DQ
£450,000





An impressive modern bungalow in an exclusive close of just five homes with views across the Solway. Generous 0.25 acre plot. Within walking distance of the centre of a popular village. Quality throughout. Detached double garage. EPC B

entrance hallway | dining kitchen | living room | main bedroom with en-suite shower | two further double bedrooms | main bathroom | driveway parking | detached double garage | rear patio and garden | under floor heating | gas central heating | mains connected, water, gas, electricity and drainage | council tax band F | EPC B | freehold | annual service charge TBC

APPROXIMATE MILEAGES

Carlisle 5 | Wigton 10 | M6 motorway 6 | Penrith - North Lake District 29 | Newcastle International Airport 62

WHY BURGH BY SANDS?

An attractive and historic village close to the course of Hadrian's Wall and on the beautiful Solway Coast just minutes from Carlisle. The village has an active social community and a well regarded primary school and Pub. Well placed for access to the wider region thanks to the city bypass, which is just 5 minutes drive by car. The village also acts as a useful base for adventures in to the Lake District, with the Cockermouth, Keswick and the western Lake District also being within around 30 minutes drive.

ACCOMMODATION

An impressive modern bungalow, built 2021 with the benefit of the remaining NHBC warranty, the property has underfloor heating throughout as well as a full alarm system and high speed network cabling throughout. A large contemporary dining kitchen at the rear of the property has an extensive range of quality integrated Bosch appliances and a large island. Glazed sliding doors lead out to the rear patio and garden. The main living room at the front of the property has a wood burner style gas fire. There are three



bedrooms, all of which are doubles, with the largest at the rear having the benefit of an en-suite shower room. There is also a good size main bathroom with shower over the bath.

GARAGE & GARDENS

Externally the property has ample paved driveway parking for four cars in front of a detached double garage which has an electric door, water and power. The property, one of just five in the close, benefits from a plot of almost 0.25 acre and sits behind a lawn and hedge. At the rear, the good size garden has been kept deliberately low maintenance being mostly lawn and an area of wildflower meadow, with a paved patio off the dining kitchen. Neutrally decorated and with oak doors throughout, the property is ready for the incoming buyer to move straight in.



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.