



**Hayward
Tod**

4 bedroom Detached House | 17 Alders Edge | Scotby | Carlisle CA4 8FA

£425,000





A spacious four double bed two bath, detached family home situated in the popular village of Scotby. Excellent access for the A69 / M6. Good local amenity including Church, Primary School, Shop, Public House, Hairdressers and serviced by local bus route.

APPROXIMATE MILEAGES

Scotby Primary School 0.6 | City centre 3.3 | M6 motorway 1.3 | Penrith - North Lake District 19 | Newcastle International Airport 54

WHY SCOTBY?

Scotby is well catered for having the benefit of a church and village hall. The village shop, post office and public house all overlook Scotby green. Scotby is an active village with a strong community spirit with the opportunity to participate in a variety of activities throughout the year. From a communications point of view the convenience of the location is hard to beat. Easy access to the main road network cuts travelling time and in particular the A69 and M6 at Junction 43 are just minutes away. Those wishing to socialise or in need of retail therapy will not be disappointed. The wide range of amenities and services available in Central Carlisle are less than four miles away as is the station which serves London in around three hours twenty minutes. Many other centres are catered for including Glasgow, Edinburgh, the Lake District, Manchester Airport, Newcastle and Penrith. The region's areas of natural and historic interest, including the beautiful Eden Valley, Hadrian's Wall and the Lake District National Park are all within an easy driving distance.

ACCOMMODATION

A well laid out and spacious Story home on a popular small scale development in the centre of Scotby. The accommodation provides two reception rooms and a generous kitchen diner, overlooking the rear garden. The larger of the two reception rooms and the kitchen both have patio doors out to the garden. The kitchen also



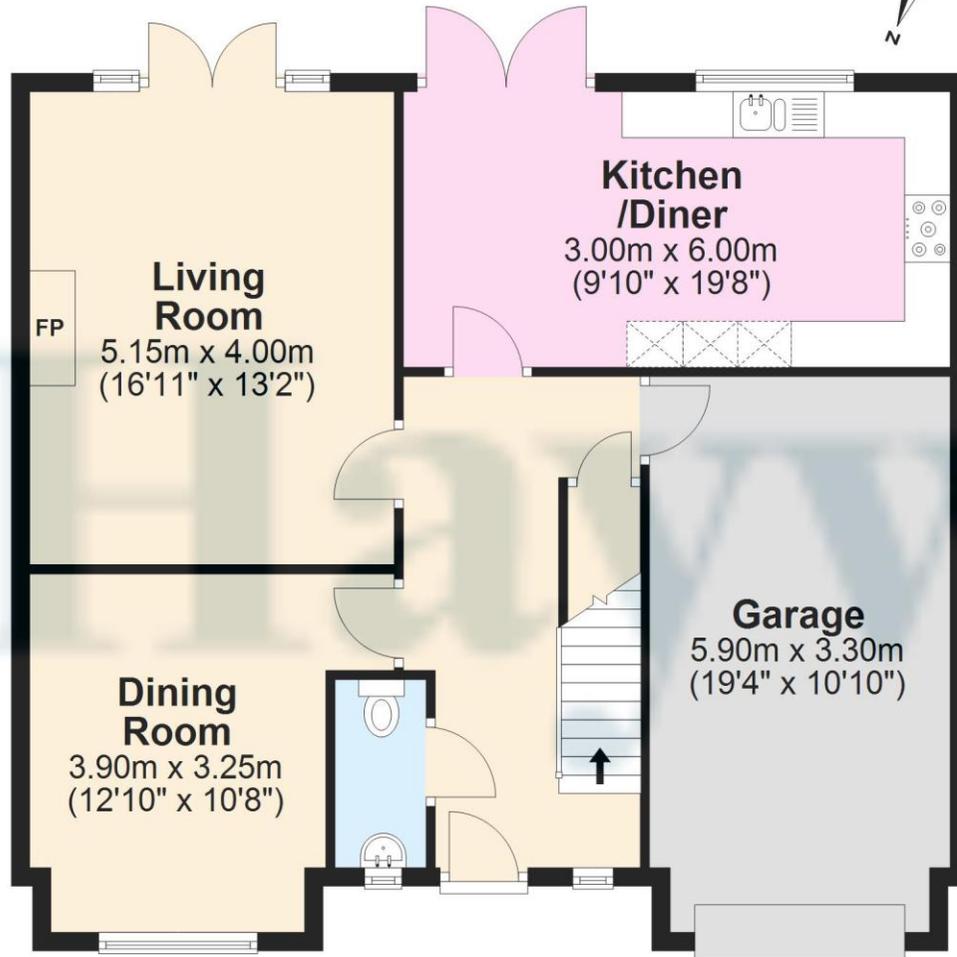
provides access to the integral garage. On the first floor, all set around a large landing, are the four bedrooms. All of the bedrooms are doubles, with the largest two at the rear both having the benefit of fitted wardrobes. The main bedroom also has an en-suite shower room. The family bathroom has both bath and shower. Externally there is a paved driveway at the front of the property and at the rear a good size garden, with patio and small lawn on the upper level and another lawn, down steps, on the lower level. Being a corner plot the rear garden is afforded a good level of privacy.

entrance hallway and stairs | W.C. | snug | living room | kitchen diner | main bedroom with en-suite shower | three further double bedrooms | family bathroom | integral garage | driveway parking | stepped rear garden and patio | double glazing | gas central heating | mains connected, water, gas, electricity and drainage | EPC C | council tax band E | freehold



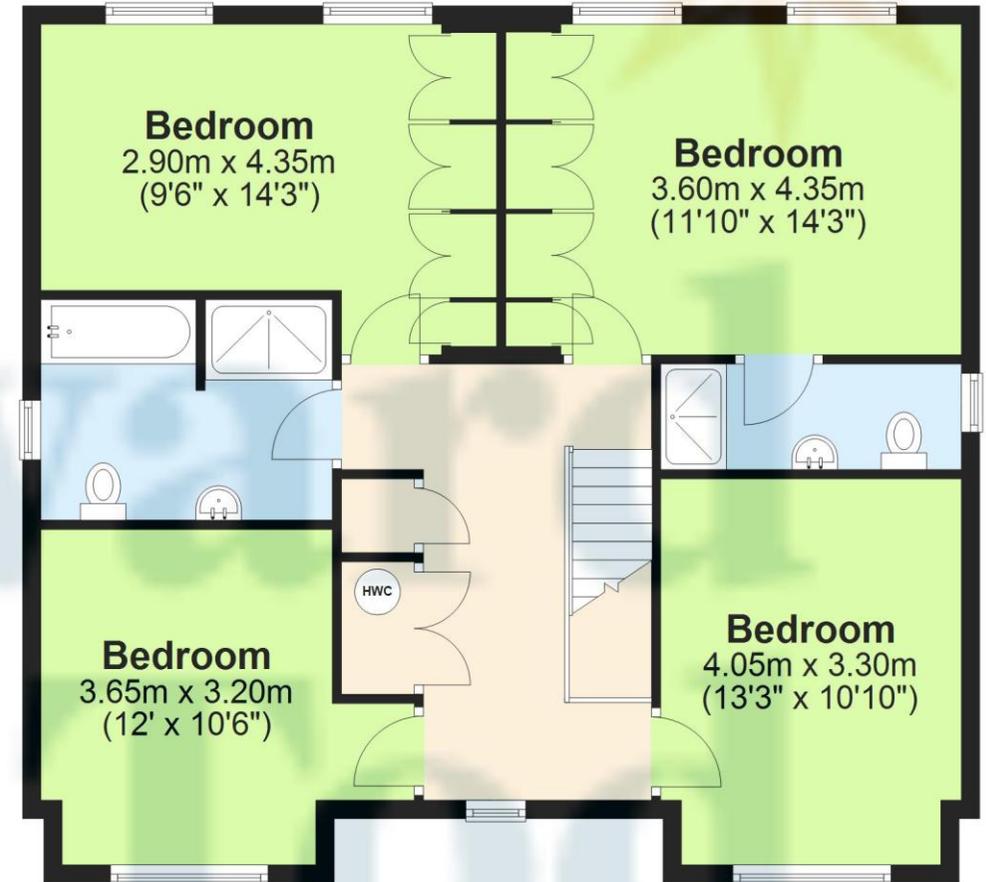
Ground Floor

Approx. 89.2 sq. metres (959.8 sq. feet)



First Floor

Approx. 88.7 sq. metres (954.5 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.