



**Hayward
Tod**

3 bed, 2 ensuite Detached Dormer Bungalow | Laniver | Walton | Brampton | CA8 2DJ
Guide Price £395,000





An appealing modern detached Dormer Bungalow benefiting from a low maintenance landscaped garden and versatile 3 bed, 2 ensuite accommodation. Wonderful open plan living dining room with bay and access to private patio. Attractively presented and in good order throughout. Pretty village handy for Brampton, Hadrian's Wall and Carlisle.

ACCOMMODATION SUMMARY

Hall and Stairs | Cloakroom | Generous open plan living dining room | Fitted kitchen | Utility/boot room | Snug/games room | Bedroom three with ensuite shower room | First floor landing | Front bedroom one with walk in robe and ensuite bathroom | Front double bedroom two | Bathroom | Landscaped manageable low maintenance garden private at the rear | Forecourt parking | Mains drainage | Oil central heating | Council Tax Band - E | EPC rating - C | Freehold

APPROXIMATE MILEAGES

Brampton 3.2 | M6 J43 9 | Hadrian's Wall UNESCO World Heritage Site - Birdswald Fort 7.7 | Central Carlisle West Coast Mainline Station 10.9 | North Pennines AONB - Alston 23 | Lake District National Park - Caldbeck 23.5, Pooley Bridge Ullswater 32.4 | Solway Coast AONB - Bowness on Solway 23.7 | Newcastle International Airport 49.7



WHY WALTON?

Pretty village adjacent to the course of Hadrian's Wall and close to Cycle Route 72, with village hall tea room and church. St Mary's church was built in 1869 on the site of a medieval church. Of interest in the village is the Old Vicarage Micro Brewery. The nearby market town of Brampton is just a 7 minute drive and provides an excellent variety of good amenities including cafes, shops, schools, Cranstons food hall and doctors surgery. There is convenient access for the main road network, M6, A69 and A689 providing links for Hadrian's Wall, Newcastle, Carlisle, Lake District and The Borders along with our region's many areas of natural and historic interest.

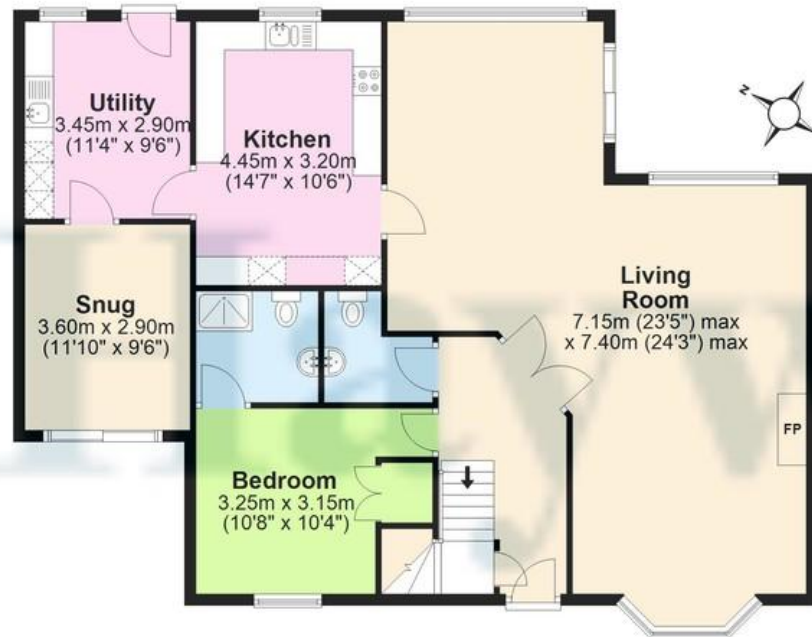
DESCRIPTION

An attractive detached dormer bungalow with kerb appeal tucked away within the centre of the desirable village of Walton. The property has character and benefits from a superb open living space. This generously proportioned room has a fireplace and features beautiful wooden flooring. The room has a dual aspect with front bay window and two large windows to the rear along with access to a private sheltered patio garden. There is a snug which has an open aspect over the village green to countryside. Of interest is the fitted utility/boot room. Also on the ground floor is a double bedroom with built in wardrobe and ensuite shower room. On the first floor are two large double bedrooms and a bathroom with separate shower cubicle. The master bedroom has a walk in wardrobe and ensuite bathroom. Outside the landscaped gardens are designed for minimal maintenance. The paved forecourt has parking for two cars with access from a small lane. The rear patio garden has a deck and is well planted and provides a private space for alfresco living.



Ground Floor

Approx. 117.8 sq. metres (1268.2 sq. feet)



First Floor

Approx. 85.5 sq. metres (920.4 sq. feet)



Total area: approx. 203.3 sq. metres (2188.6 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.