



**Hayward
Tod**

4 Bed Semi-Detached House | Edenside | Cargo | Carlisle | CA6 4AQ

£395,000





An impressive, extended four bed, two bath family home in a generous corner plot on a popular development to the northern fringe of the city. En-suite master. Great living space.

entrance hallway | W.C. | kitchen | utility | living room | garden room | dining room | study | en-suite main bedroom | three further bedrooms | shower room | driveway parking | EV charger | rear patio | large side garden with further potential for off-street parking | EPC pending | council tax band C (improvement indicator) | freehold

APPROXIMATE MILEAGES

Carlisle 3.3 | M6 motorway 2.8 | Penrith - North Lake District 25 | Gretna/M74 8

WHY CARGO?

A peaceful village on the northern fringe of Carlisle offering the best of both worlds combining a rural situation with accessibility to the main road network and local amenities. Just minutes from the city by-pass and the M6 motorway as well as Carlisle city centre, Cargo is an ideal base for commuting whilst remaining secluded from the hustle and bustle of the city.

ACCOMMODATION

Spacious throughout and well suited to family living, the property has been significantly extended and improved by the current owners. There is a modern kitchen with a range of integrated appliances and breakfast bar seating. The main living space at the rear of the property is ample and has two sets of double doors, the first leading to the garden room at the rear, which in turn opens out to the garden. The space is flooded with light thanks to ample glazing and roof windows. The second set of double doors leads through to a secondary living and dining space, there is a window seat to the front and access through to a small



study. At the rear is a utility room with plumbing for a washing machine. A cloakroom W.C. sits at the bottom of the stairs. The stairs themselves split at first floor level. Turn left and you find yourself in an impressive main bedroom with a pleasing corner aspect. A bank of fitted wardrobes provide ample storage and the en-suite bathroom, generous itself, has a freestanding roll top bath and his & hers sink vanity unit. There are three further bedrooms across the landing, two of which are doubles and the third a smaller single. These rooms share the use of a modern shower room and W.C. Externally the property has driveway parking to the front where there is also a wall mounted EV charger. At the rear of the property is a large paved patio and borders. The remainder of the garden runs down the side of the property and extends past the front of the property. There are double gates in the fence to the driveway allowing for additional vehicular access if required. Subject to obtaining the necessary consents it may be possible to erect a garage on the space if so desired.



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.