



**Hayward  
Tod**

**4 bed, 2 ensuite Detached House | Bramble Way | Carlisle | CA2 6ET**

**Price £399,950**





An impressive detached contemporary home, enhanced by an upgraded specification and boasting a beautifully presented interior. 4 double bedrooms, 2 ensuite. Sitting room. Outstanding open plan living dining kitchen. Superb location convenient for good local amenities, hospital and city centre.

#### ACCOMMODATION SUMMARY

Hall | Cloakroom | Sitting room | Fabulous kitchen dining room | Utility | First floor | Front double bedroom one with fitted wardrobes and ensuite shower room | Rear double bedroom two with fitted wardrobes and ensuite shower room | Rear double bedroom three with fitted wardrobes | Front double bedroom four | Family bathroom with bath and separate shower | Open forecourt garden with parking for several cars | Integral garage door to hall | Enclosed rear garden with patio | All mains services | Gas central heating | Council tax band - E | EPC rating - B | Freehold

#### APPROXIMATE MILEAGES

Northern bypass for M6 0.4 | Central Carlisle - West Coast Main Line Station 2.9 | M6 north J44 4.5 and south J43 4.5 | Solway Coast AONB - Bowness on Solway 12 | Lake District National Park - Caldbeck 12.4, Pooley Bridge Ullswater 26.5 | Hadrian's Wall UNESCO Site - Birdoswald Fort 18.4 | Allonby Beach 21 | Newcastle International Airport 58.4

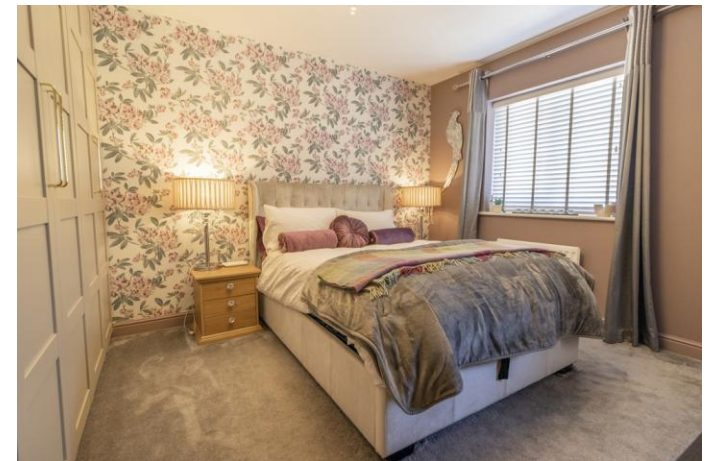


#### WHY BRAMBLE WAY?

Superb new estate by Story Homes on the western fringe of the city adjacent to countryside with easy access for the M6, A595 and central Carlisle plus the Solway Coast and Lake District. Good access to shops, local amenities and schools - Yewdale Nursery & Primary School is a short 0.5 mile walk or 1 mile by car. Richard Rose Morton Academy is 1.1 miles by car. The city's main hospital The Cumberland Infirmary is 1.8 miles by car. Central Carlisle is just 7 minutes away by car.

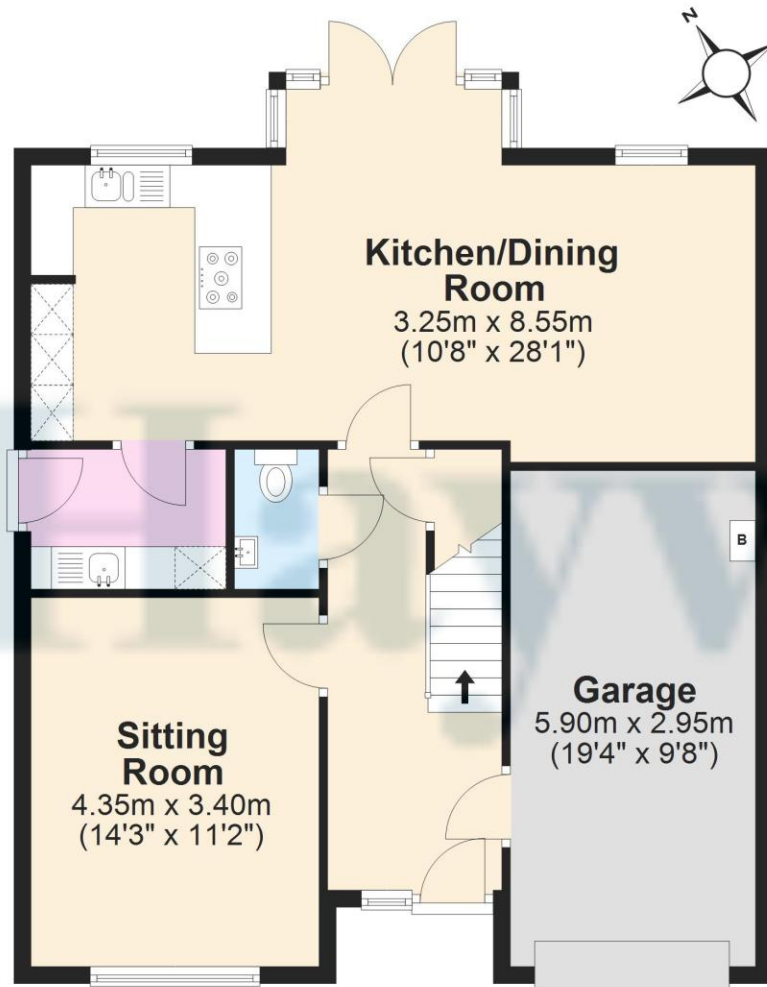
## DESCRIPTION

Desirable modern detached house in a great location. The stunning interior is tastefully presented and has a luxurious feel having benefited from an improved specification from new. This is a family home fit for purpose with generous accommodation circa 1,544 Sq. ft excluding the integral garage. There are four double bedrooms, two of which have ensuite facilities and three have fitted wardrobes plus a family bathroom on the first floor. The charming sitting room faces the front and the standout space is the generous open plan living dining kitchen at the rear which occupies the full width of the property. The room features a sleek fitted kitchen with peninsular breakfast bar, and a fully glazed square bay opens into the garden. From a practical viewpoint there is a utility room and cloakroom.



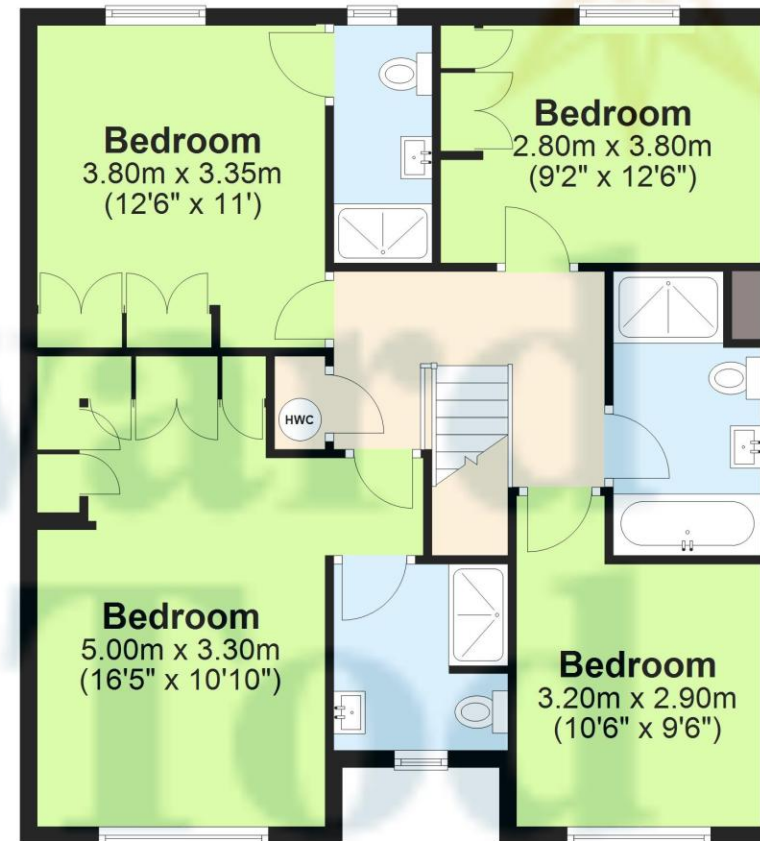
## Ground Floor

Approx. 81.0 sq. metres (872.3 sq. feet)



## First Floor

Approx. 78.4 sq. metres (843.8 sq. feet)



Total area: approx. 159.4 sq. metres (1716.1 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.