



**Hayward
Tod**

3 Bedroom Semi Detached | Holme Fauld | Scotby | Carlisle | CA4 8BL

£295,000





Impressive semi-detached home in a popular location within a good village. Recently modernised including fabulous new bathroom.

large entrance hallway | living dining room | kitchen | ground floor shower room | utility room | three bedrooms | family bathroom | garage | driveway parking | rear garden | double glazing | gas central heating | mains connected, water, gas, electricity and drainage | EPC D | council tax band C | freehold

APPROXIMATE MILEAGES M6 motorway 0.6 | Scotby primary school 0.6 | Carlisle city centre 2.5

WHY SCOTBY? Scotby is a highly desirable village offering an excellent range of amenities, including a village shop, post office and public house overlooking the attractive Scotby Green. There is also a well-regarded Church of England primary school, parish church and village hall, together with a strong community and a variety of activities and events throughout the year. The village is particularly convenient for access to the main road network, with the A69 and M6 at Junction 43 both just a few minutes away. Central Carlisle, with its extensive range of shopping, leisure, professional and cultural amenities, is a little over three miles away. Carlisle station provides direct services to London in approximately 3 hours 20 minutes, with Glasgow and Edinburgh both around 1 hour 20 minutes away. Other direct services include Penrith, Newcastle, Birmingham, Manchester and the Lake District, providing excellent connections for both business and leisure. The village is also ideally placed for exploring the region's outstanding natural and historic attractions. The beautiful Eden Valley, Hadrian's Wall, Solway Coast and Lake District are all readily accessible, whilst the Scottish Borders are virtually on the doorstep and the North Pennines National Landscape provides a particularly scenic destination for a day out. For international travel, Newcastle International Airport is just



over an hour away by car, adding further to Scotby's excellent accessibility.

ACCOMMODATION Well presented throughout and tastefully modernised ready for the incoming buyer. A large entrance hall welcomes you in to the property. The dual aspect living dining space has double doors at the rear out to the garden. There is an ample kitchen which is further enhanced by an equally sizable utility room at the rear which also provides secondary access to the garden. There is also a useful ground floor shower room with W.C. There is also access from the rear hallway to the attached single garage. On the first floor there are three bedrooms all of which can accommodate a double bed, with the smaller of the three having additional built in storage. The large bathroom is beautifully presented and features double wash basins, a contemporary freestanding bath and a large walk in shower. Externally the property benefits from a large paved driveway to the front and a generous garden to the rear featuring both a lawn and patio. There is also a large shed. Of particular interest is that the property also has a rear access and additional on-street parking space to the back. The property is fully double glazed, gas centrally heated and mains connected.



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.