



**Hayward
Tod**

4 Bed Bungalow | St. Marys Court | Wreay | Carlisle | CA4 0RG

£465,000





An impressive modern bungalow within a small private courtyard setting, in a pleasant village just to the south of Carlisle. Wonderful modern living space and kitchen. Good size garden with rural outlook. Detached double garage.

entrance hallway | dining kitchen | utility room | open plan living, dining & sun room | main bedroom with en-suite shower | three further bedrooms | main bathroom | driveway parking | detached double garage and potting shed | large rear garden | patio | EV charger | double glazing | oil fired central heating | shared private treatment plant drainage | mains electricity and water | EPC C | council tax band E | freehold | annual management charge TBC

APPROXIMATE MILEAGES

Carlisle 4.5 | Penrith 14.5 | Newcastle International Airport 59

WHY WREAY?

A pleasant village on the southern fringe of Carlisle. Wreay is well connected being just a short distance from Carlisle and the M6/A6 allowing for fast and easy access to the rest of the region. The village itself has a popular primary school and a good pub as well as a church. The Lake District is also readily accessible with Ullswater being less than 30 minutes drive to the south. Carlisle, just a few minutes drive to the north has a wide range of amenities and is also on the west coast mainline, for services direct to London Euston in around 3 hours 20 minutes.

ACCOMMODATION

Offered in excellent order throughout, the spacious single level accommodation provides walk-in ready living for the incoming buyer. The living space has a wonderful light and airy feel thanks to high ceilings and large windows in the living room and kitchen. The kitchen benefits from a modern high gloss finish and a range of integrated



appliances. Large enough for a sizable dining table, the kitchen also has double doors out to the rear garden. A long open plan dining living space opens out in to a sun room at the far end which floods the space with light. Two further sets of double doors open out to a patio area and the garden. There is also a stove in the living area. There is a separate utility room with plumbing for a washing machine. The entrance hall has a high glazed ceiling and light tubes along the hallway to further brighten the home. The main bedroom is a good size double and also benefits from an en-suite shower. There is a second large double bedroom. Two further bedrooms are both a good size and would take double beds if required, however they are currently utilised as a snug sitting room and study. Externally the property has ample paved driveway parking, an EV charging point and a large detached double garage with adjoining greenhouse/potting shed. The garden is generously proportioned and features a range of trees and plants and benefits from a pleasant outlook across open fields at the rear.





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.