



**Hayward
Tod**

4 Bedroom Detached House | Kates Beck Lane | Scotby | Carlisle | CA4 8FR
Offers in excess of £370,000





Quality, energy efficient modern home in a secluded development within walking distance of the village centre, primary school and pub. Good living space including four similarly sized bedrooms. Detached garage and private rear garden.

wide entrance hallway | living room | open plan dining kitchen | utility | main bedroom with en-suite shower | three further bedrooms | four piece family bathroom | detached garage | driveway parking | rear garden | gas central heating | mains drainage, water and electricity | double glazing | EPC B | council tax band E | freehold

APPROXIMATE MILEAGES

M6 motorway 1 | Carlisle 3 | Penrith - North Lake District 20 | Newcastle International Airport 54

WHY SCOTBY?

Kates Beck Lane is tucked away close to the heart of the village and within walking distance of the primary school, shop and pub. Conveniently situated for access to the wider region thanks to the proximity of the M6 motorway and A69, the property is ideally positioned for busy family life. Carlisle Golf Club is just a couple of minutes drive, as is the city centre.

ACCOMMODATION

Offered in excellent order throughout, with the property being just a little over three years old. Finished to a high standard the property provides good balanced living space. A wide entrance hall welcomes you in to the property and houses the stairs to the first floor. To the front of the property is a good size living room and at the rear is a dining kitchen with bifold doors to the rear garden. A useful utility room complements the space and provides an additional door to the garden. On the first floor there are four similarly sized bedrooms all set around a large landing. The bathroom has both a bath and separate shower, with the

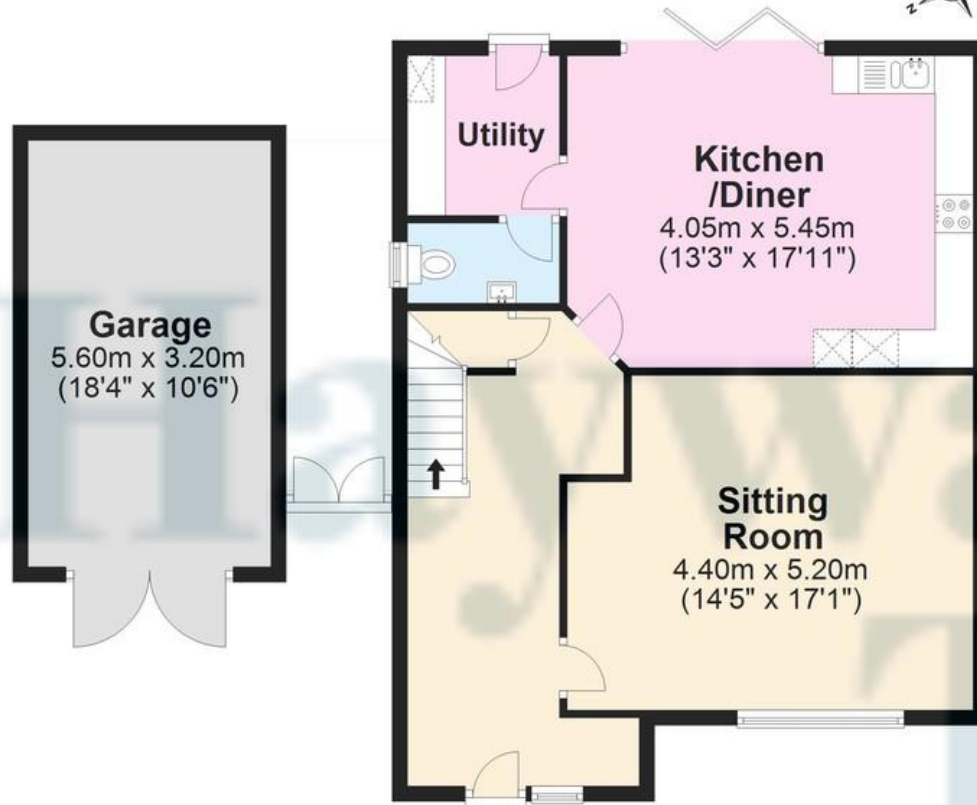


largest bedroom also having the benefit of an en-suite shower. Externally the property has driveway parking in front of the detached single garage and a private garden to the rear, which is walled to one side and has high fences and hedge on the other. The property rates highly for energy efficiency, achieving a 'B' rating. In short, the property is ideal for those looking for a modern home that want something different to the mass market housebuilder offering.



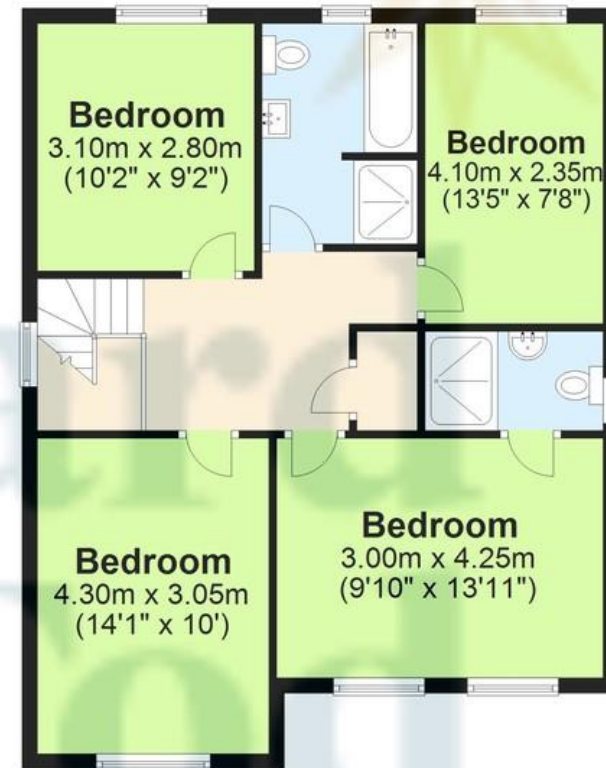
Ground Floor

Approx. 84.1 sq. metres (905.5 sq. feet)



First Floor

Approx. 66.0 sq. metres (710.4 sq. feet)



Total area: approx. 150.1 sq. metres (1615.9 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.