

Cumbrian Properties

49 Haydock Drive, Carlisle



Offers Over £345,000

EPC-B

Detached property | Sought after location
28' dining kitchen | 4 double bedrooms | 3 bathrooms
Landscaped rear garden | Driveway & integral garage

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This immaculately presented four double bedroom detached property is nestled in the highly sought-after development of The Ridings, located to the south of the city. The property offers a perfect blend of contemporary design and functionality, making it an ideal family home. Upon entering, you're greeted by a spacious and welcoming entrance hallway, leading into the lounge area—perfect for relaxation and entertainment. Adjacent to this is a convenient cloakroom and direct access to an integral garage. The utility room offers practicality, while the centrepiece of the ground floor is the impressive 28-foot fitted dining kitchen. This expansive kitchen boasts sleek, integrated appliances, ample storage, and modern work surfaces, all bathed in natural light from the French doors that open onto the beautifully landscaped rear garden. Upstairs, the property continues to impress with four generously sized bedrooms. Two of the bedrooms benefit from luxurious en-suite shower rooms, while the remaining rooms are serviced by a stylish four piece family bathroom. Additional storage is available on the landing, ensuring ample space for your family's needs.

The rear garden is a private oasis, enclosed with fencing for security and featuring a well-manicured lawn. The porcelain flagstone patio offers a chic space for outdoor dining, leading to two charming timber gazebos—ideal for outdoor relaxation or entertaining guests. A secure timber garden shed, complete with power and lighting, adds further convenience and storage. At the front of the property, a block-paved driveway provides ample parking, bordered by a neat lawned area, enhancing the home's attractive curb appeal. This residence is beautifully maintained throughout, benefiting from its proximity to a range of local amenities, including primary and secondary schools. It's also conveniently located on a regular bus route, making it an ideal purchase for a growing family seeking comfort and practicality in a prime location.

The accommodation with approximate measurements briefly comprises:

Entry via a composite door into entrance hallway.

ENTRANCE HALLWAY (18' x 6'8) Staircase to the first floor, understairs storage cupboard, wood effect Amtico flooring, radiator and doors to lounge, cloakroom, dining kitchen and integral garage.



ENTRANCE HALLWAY

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LOUNGE (14'2 x 11') Double glazed window to the front and radiator.



LOUNGE

CLOAKROOM Low level WC, wash hand basin, tiled splashback, radiator and wood effect Amtico flooring.

DINING KITCHEN (28' x 15') Fitted kitchen incorporating two built in eye level 'side by side' ovens and grills, a 1.5 bowl sink with drainer and mixer tap, four induction zones with overhead extractor, integrated fridge and freezer. Double glazed windows to the rear, two radiators and UPVC double glazed French doors leading out to the rear garden. Door to utility.



DINING KITCHEN

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UTILITY (8' x 5'4) Sink unit with drainer and mixer tap, fitted cupboards and worksurface, radiator, wood effect Amtico flooring and composite door to the side.

GARAGE (20'7 x 10') With up and over door, water tap and houses the boiler.

FIRST FLOOR LANDING Access to majority boarded loft space, radiator and doors to bedrooms and bathroom.



LANDING

BEDROOM 1 (20'3 x 14'6) Double glazed windows to the front, radiator and door to en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (7'3 x 6'2) Three piece suite comprising low level WC, wash hand basin and walk-in shower unit with rainfall attachment and separate body spray. Tiled splashbacks, heated towel rail and wood effect Amtico flooring.



EN-SUITE TO BEDROOM 1

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BEDROOM 2 (12'7 x 11') Double glazed window to the rear, radiator and door to en-suite shower room.



BEDROOM 2

EN-SUITE SHOWER ROOM (9' x 4') Three piece suite comprising low level WC, wash hand basin and walk-in shower unit with rainfall attachment and separate body spray. Tiled splashbacks, heated towel rail, wood effect Amtico flooring and double glazed frosted window to the rear.



EN-SUITE TO BEDROOM 2

BEDROOM 3 (12'6 x 9') Double glazed window to the rear and radiator.



BEDROOM 3

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BEDROOM 4 (13' x 9'6) Double glazed window to the front and radiator.



BEDROOM 4

FAMILY BATHROOM Four piece suite comprising low level WC, wash hand basin, panelled bath with shower attachment and walk-in shower unit with rainfall shower head and body spray. Heated towel rail, wood effect Amtico flooring and double glazed frosted window to the side.



FAMILY BATHROOM

OUTSIDE Block paved driveway parking to the front of the property and lawned area with slated shillied borders, flag stone pathway and floral borders with laid bark chippings. To the rear of the property is a fully fenced garden incorporating a block paved patio seating area, lawned area, shillied borders and a good size **timber shed (10' x 8')** with metal roof, power and lighting. Two wooden gazebo's external water tap, external power points and gated access down both sides of the property.



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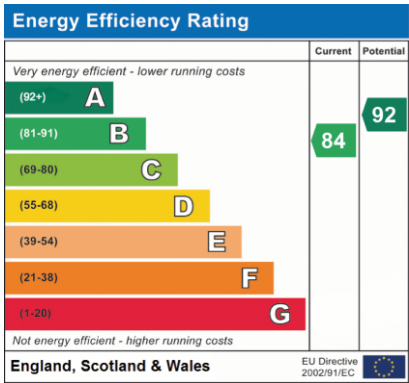


REAR GARDEN

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band D

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