



Westhaven | Thursby | Carlisle | CA5 6PH

Guide Price £365,000



**david britton**  
ESTATES



## Key features

- A beautiful semi-detached property
- Built by locally and nationally renowned builders Lattimer Homes
- Desirable village location close to Carlisle, the Lake District National Park and the Solway Coast
- Well presented throughout with high quality fixtures and fittings
- Large open plan kitchen/living/dining/snug area
- Ground Floor WC
- Integral garage
- Four good size bedroom
- Two en-suite shower rooms
- Master bedroom walk-in wardrobe

## Description

This stunning four bedroom, two ensuite semi detached home, built by locally and nationally renowned builders Lattimer Homes, in the village of Thursby, on the edge of Carlisle. Well positioned to take in the view of the village Church, this property is ideally placed for family living or failing that for those looking to downsize into a high quality, easy to maintain home, in a desirable village location close to Carlisle, the Lake District National Park and the Solway Coast AONB.

Completed to a luxury specification with high quality fixtures and fittings, the design and layout internally has been painstakingly considered creating modern family living spaces and well proportioned rooms. Homes of this specification and in this location rarely come to the market and the attention to detail in this home is outstanding.

Internally on the ground floor, there is a large, full length, open plan lounge/dining/kitchen, utility room and cloakroom. On the first floor, four double bedrooms, one with an ensuite and walk in wardrobe and one with an ensuite shower room and a family bathroom. The kitchen and bathrooms are of a high standard and have a luxurious finish, with quality fittings, sanitaryware and tiling

Externally, to the front of the property there is a tarmac driveway with parking for two vehicles and an integral garage, currently fitted as a gym. The rear garden is mainly paved with elevated terraces and an artificial lawn where you can enjoy alfresco dining.

The village of Thursby is situated approx. 6 miles south of Carlisle and is located just off the A595/A596 which has excellent transport links to West Cumbria, the Solway Coast and the Lake District National Park and access to the M6 is a short drive away. The village itself has many amenities including a local pub and a reputable Primary School, and links to the train line at Dalston and Wigton.

\*\*Viewing strictly by appointment only \*\*

## Directions







# Floor plans



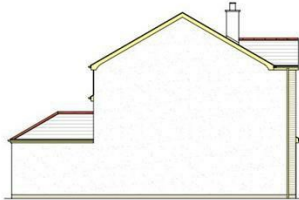
North Elevation



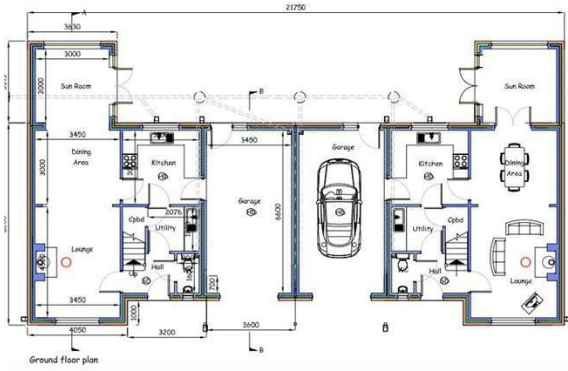
South Elevation



West and East Elevation (Handed)



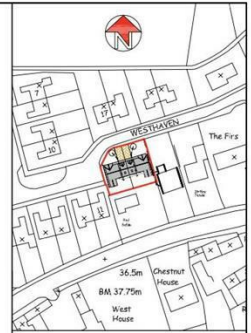
West and East Elevation (Handed)



Ground floor plan



First Floor Plan



**TITLE:**  
Erection of pair of semi detached houses  
(Elevations and floor layouts)

**CLIENT:**  
J J Lattimer

**ADDRESS:**  
Plots 2 & 3,  
land at Greenside,  
Thursby

**SCALE:**  
1: 100 & 1250

**DRAWING NO.**  
JJL / KT / 19 / 04

**Coniston**  
Construction Services  
2, Coniston Close, Workington, Cumbria CA14 3PL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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