



**Hayward  
Tod**

**4 Bed, 1 En-suite Detached House** | Nook Lane Close | Dalston | Carlisle | CA5 7JA  
**£450,000**





Beautifully presented and extended family home in a highly sought after village with a wide range of amenities. Four double bedrooms including one en-suite.

entrance porch | inner hallway and stairs | sitting room | utility | W.C. | garage store | open plan kitchen dining living | main bedroom with en-suite shower and fitted wardrobes | three further double bedrooms all with fitted wardrobes | large family bathroom | driveway parking | low maintenance, south facing rear garden | double glazing | gas central heating | EPC C | council tax band F | all mains services | freehold

#### APPROXIMATE MILEAGES

Village centre 0.5 (10 mins walk) | Carlisle 5 | M6 motorway 6 | Penrith 18 | Newcastle International Airport 62

#### WHY DALSTON?

Dalston benefits from a superb range of local amenities and is Carlisle's largest village. Conveniently located for access to the city centre, M6 motorway, west Cumbria via the A595/6 and the North Lake District the village The village is also well connected with both bus and rail services in to Carlisle, with the railway station being on the Cumbrian West Coast line. The village benefits from both primary and secondary schools, as well as two pubs, Co-op, butchers, doctors surgery and a variety of local shops and other amenities. Situated close to the River Caldew there are a number of walks close by. The village is also ideally placed for those looking to explore the wider region, with the M6 motorway being just 10 minutes drive to the east and the popular Lake District village of Pooley Bridge on Ullswater being just 21 miles to the south. Carlisle, less than 10 minutes drive to the north has an extensive range of amenities as well as a rich and colourful history. The West Coast Mainline serves the city and means London Euston can be reached direct in a little over three hours or Glasgow/Edinburgh in a little over an hour.



## ACCOMMODATION

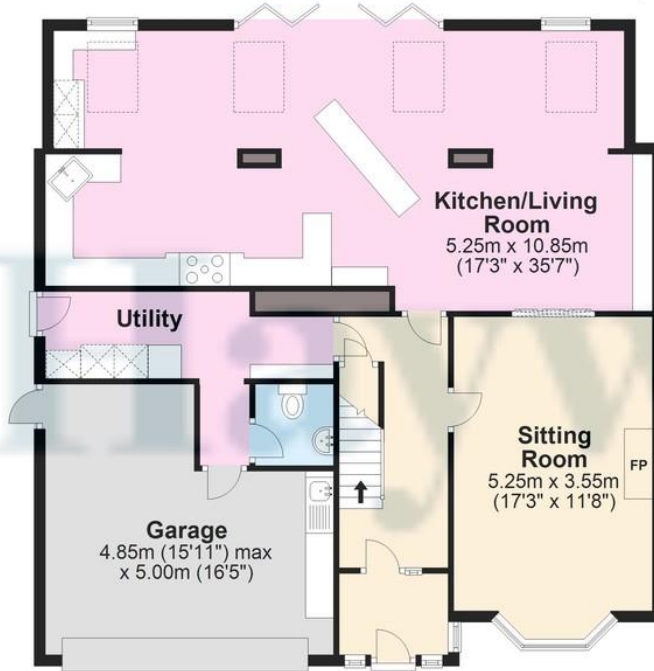
Offered in superb order throughout, having been extensively modernised and extended from new by the current owners. The living space is well suited to family living with a good size sitting room to the front and a more open plan and sociable kitchen dining living to the rear, opening out through bi-fold doors to the surprisingly private south facing garden. The kitchen features a range of integrated appliances under quality worktops with a feature island sitting in the middle of the space. The rear portion of the garage has been reconfigured to provide utility space and a W.C. To the first floor are four genuine double bedrooms with fitted wardrobes, set around a good size landing. One of the bedrooms to the rear has a large ensuite shower room. The family bathroom, another good size space has a shower over the bath. Externally the property has driveway parking and a hard landscaped front garden. To the rear the space has been kept low maintenance with a paved patio and a large artificial lawn.

In short the property is a superb modern home and represents a rare opportunity to secure such a property within a highly sought after village, being available to the market for the first time since new.



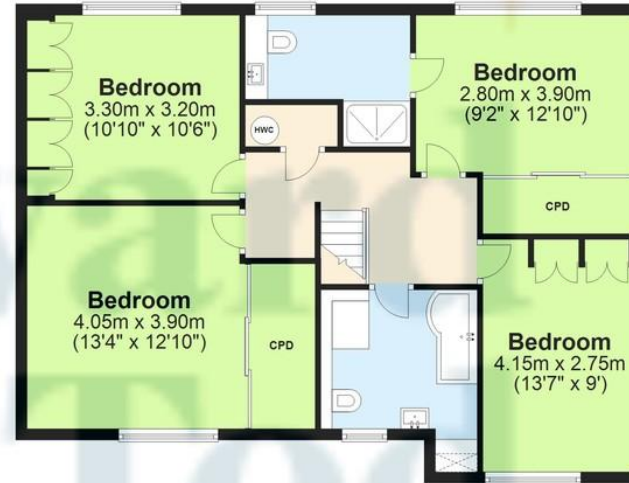
## Ground Floor

Approx. 116.3 sq. metres (1251.3 sq. feet)



## First Floor

Approx. 83.2 sq. metres (895.3 sq. feet)



Total area: approx. 199.4 sq. metres (2146.6 sq. feet)

## Contact

6 Paternoster Row,  
Carlisle Cumbria CA3 8TT

01228 810 300  
info@haywardtod.co.uk  
haywardtod.co.uk

## 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.