



**Hayward
Tod**

4 Bed Semi-Detached House | 11 Greensyke Court | Cumdivock | Dalston | CA5 7JY
£597,500





An impressive, high specification new-build home, built by renowned local builders Lattimer Homes. Situated in an exclusive development in a peaceful setting just minutes from the village of Dalston. Convenient for access to the northern Lake District.

ACCOMMODATION SUMMARY

Generous entrance hall | Cloakroom | Sitting room | Spacious living kitchen | Utility | Study | Double bedroom one with ensuite shower room | First floor landing | Double bedroom two with ensuite shower room and walk in wardrobe | Double bedroom three | Bedroom four | Large family bathroom | Forecourt parking | Detached double garage | West facing rear lawned garden and south facing patio | EPC - pending | Council Tax Band - new build to be confirmed | Electric central heating linked to air source heat pump and PV panels | EV charging point | Private drainage | Freehold

APPROXIMATE MILEAGES

Dalston 2.3 | Carlisle 6.9 | M6 motorway 6.5 | Keswick - Lake District 23.5 | Newcastle International Airport 63

WHY GREENSYKE?

A peaceful settlement of just 12 bespoke homes is ideally located for access to the popular village of Dalston and the wide range of amenities on offer therein, as well as Carlisle and the M6. The Lake District National Park sits a short distance to the south, making the property an excellent base to explore our region and beyond.

ACCOMMODATION

The perfect opportunity to be the first occupier of this stunning home, finished to the highest standards throughout. A spacious kitchen diner at the rear of the property has a favourable westerly aspect and overlooks the rear garden. There is also a useful utility room and study. The living room sits at the front of the property and



has a fireplace. Of particular interest is the second room on the ground floor which can be utilised as a bedroom complete with en-suite shower, should single level living be required. Alternatively, it would make a generous home office or second sitting room. There is a large entrance hall housing the stairs to the first floor, and a cloakroom W.C. On the first floor are three further bedrooms, the largest of which has an en-suite shower and walk-in wardrobe. There is also a four-piece family bathroom and a large eaves storage cupboard. Externally the property has gravelled driveway parking and a large, detached garage. At the rear is a lawned garden and sizable paved patio.



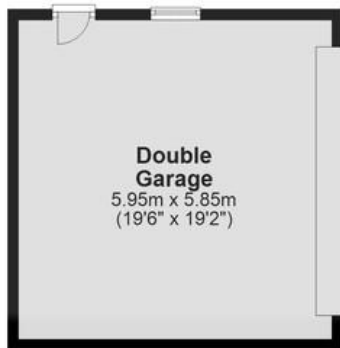
Ground Floor

Approx. 150.1 sq. metres (1616.0 sq. feet)



First Floor

Approx. 92.4 sq. metres (994.9 sq. feet)



Total area: approx. 242.6 sq. metres (2611.0 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.