

Cumbrian Properties

15 Nook Lane Close, Dalston



Price Region £425,000

EPC-

Detached house | Popular village location
2 reception rooms | 4 double bedrooms | 2 bathrooms
Private rear garden | Double garage

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2/ 15 NOOK LANE CLOSE, DALSTON, CARLISLE

An immaculately presented, four double bedroom, two bathroom, two reception room, detached family home situated in a cul-de-sac location on the fringe of the village of Dalston. The property also offers a double garage and private, well-established gardens. The double glazed and gas central heated accommodation briefly comprises entrance porch, entrance hall, lounge leading to the dining room with bay fronted French doors to the rear garden, dining kitchen with Rangemaster cooker and integrated appliances, separate utility room and ground floor cloakroom. To the first floor there are four double bedrooms, master en-suite shower room and four piece family bathroom. Externally to the front of the property there is a block paved driveway providing off-street parking leading up to the double garage and the rear of the property is a private, well-established beautiful garden with lawn, blooming flower beds, fruit trees and plenty of seating areas to relax and enjoy the peaceful surroundings. Dalston is a highly desirable village to the west of the city with its own primary and secondary schools, church, shops, doctors surgery and railway station and is on regular bus routes to the city centre with good access to the western bypass.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance porch.

ENTRANCE PORCH Tiled flooring, panelled ceiling and door to entrance hall.

ENTRANCE HALL Staircase to the first floor, understairs storage cupboard, coving to the ceiling and radiator. Doors to lounge, dining kitchen and cloakroom.

CLOAKROOM Two piece suite comprising vanity unit wash hand basin and WC. Radiator.

LOUNGE (20' x 11'6) Coal effect gas fire, double glazed window to the front, two radiators, coving to the ceiling and glazed double doors to the dining room.



LOUNGE

DINING ROOM (11'6 x 11' max into bay window) Double glazed French doors to the rear garden, double glazed bay window, radiator, coving to the ceiling and door to dining kitchen.

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DINING ROOM

DINING KITCHEN (23' max x 8'8 max) Fitted kitchen incorporating a Rangemaster cooker with five ring gas hob and extractor hood above, integrated fridge and dishwasher, one and a half bowl sink unit with mixer tap, tiled splashbacks, under counter lighting, wood effect flooring, radiator, coving to the ceiling, double glazed window and double glazed patio doors to the rear garden. Door to utility room.



DINING KITCHEN

UTILITY ROOM (11'9 x 4'7) Sink unit with mixer tap, integrated freezer, plumbing for washing machine, cupboard housing the gas boiler, built-in pantry, wood effect flooring, tiled splashbacks and UPVC door to the side of the property.



UTILITY ROOM



ENTRANCE HALL AND CLOAKROOM

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FIRST FLOOR

LANDING Doors to bedrooms and bathroom. Airing cupboard and loft access.

BEDROOM 1 (13' x 12'3) A range of Sharps fitted bedroom furniture, double glazed window to the rear with radiator below, coving to the ceiling and door to en-suite shower.



BEDROOM 1

EN-SUITE SHOWER ROOM (4'8 max x 4'6 max) Three piece suite comprising shower cubicle with waterfall shower head, WC and vanity unit wash hand basin. Heated towel rail, fully tiled walls, wood effect flooring and double glazed frosted window.



EN-SUITE SHOWER ROOM

BEDROOM 2 (16'7 max x 11'6 max) Double glazed window to the front and radiator.



BEDROOM 2

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FAMILY BATHROOM (8' max x 8' max) Four piece suite comprising walk-in shower cubicle, panelled bath, wash hand basin and WC. Part tiled walls, double glazed frosted window and heated towel rail.



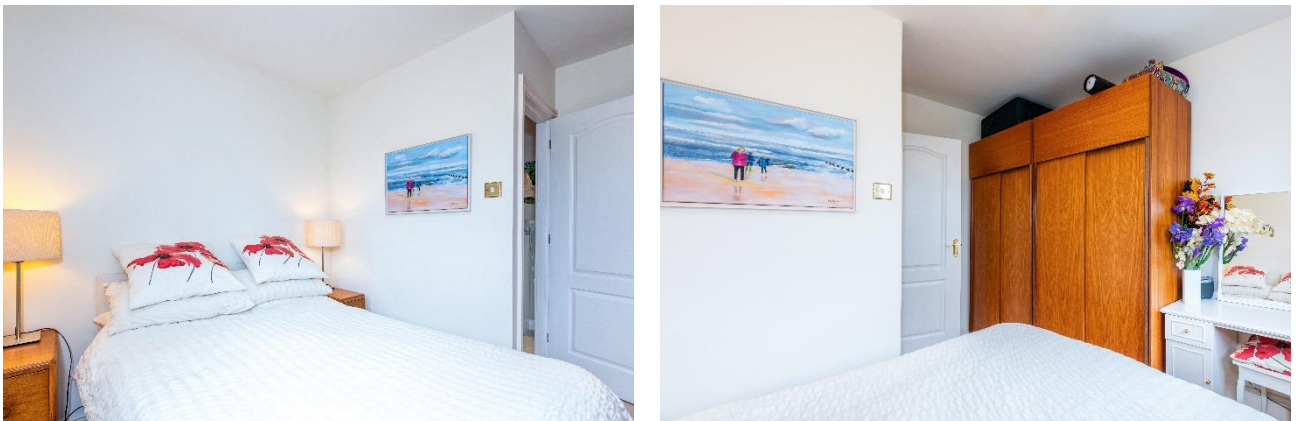
FAMILY BATHROOM

BEDROOM 3 (13' x 8'3) Double glazed window to the front and radiator.



BEDROOM 3

BEDROOM 4 (10'6 max x 10' max) Double glazed window to the rear with radiator below.

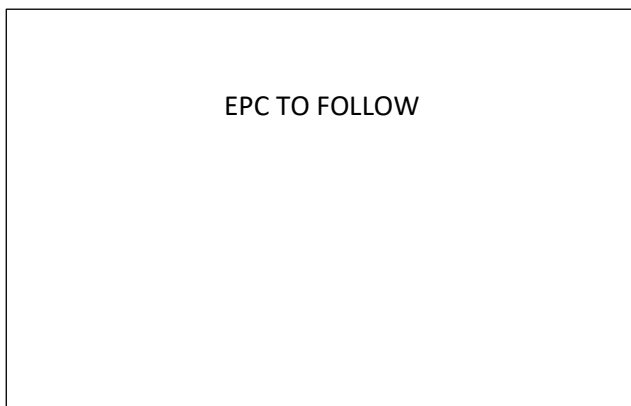


BEDROOM 4

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OUTSIDE Block paved driveway to the front providing off-street parking for two vehicles leading up to the double garage and a low maintenance lawned garden. Generous, well-established, private garden with mature fruit trees and plants, gravelled and paved patio seating areas, garden shed, outside tap and external sockets. A gate provides pedestrian access to the front of the property and a UPVC door provides access into the garage.

DOUBLE GARAGE Electric door, power and light.



TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band F.

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