



Greensyke Court | Dalston | Carlisle | CA5 7JY

Guide Price £615,000



**david britton**  
ESTATES

## Key features

- Luxury 4 bedroom New Build home
- Around 1800 sq ft of living accommodation
- Built by Lattimer Homes in desirable village location
- Four double bedrooms with one on ground floor and 2 with ensuite
- Finished to a luxury specification
- Courtyard development
- 10 year NHBC warranty
- Study and Three bathrooms
- Utility Room and cloakroom
- Detached double garage

## Description

\*\* LUXURIOUS 4 BEDROOM NEW BUILD HOME BY LATTIMER HOMES \*\*

This stunning four bedroom, two en-suite home sits within an exclusive courtyard development of only 12 stylish properties built by locally and nationally renowned builders Lattimer Homes, in the village of Cumdivock, on the edge of Dalston. Sitting on a generous plot and well positioned to take in the countryside views to the rear, 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 close to Carlisle, the Lake District National Park and the Solway Coast AONB.

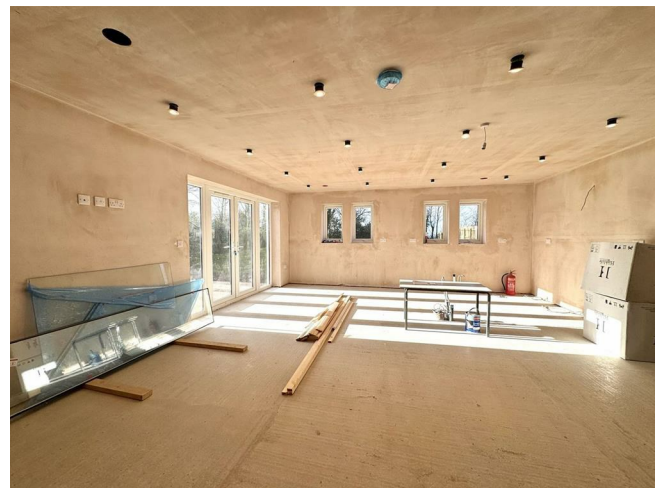
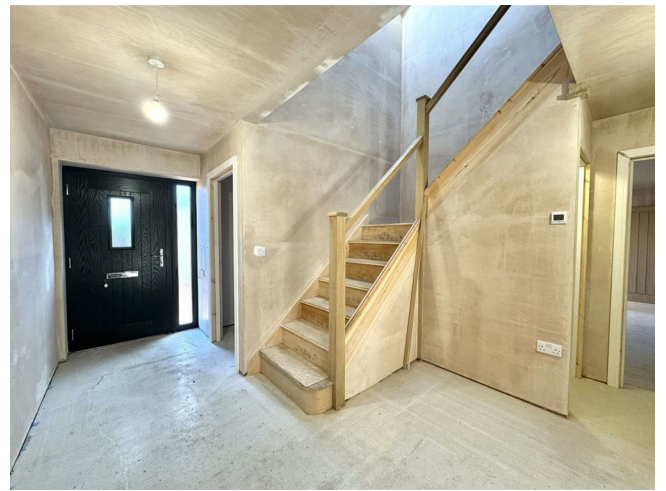
Completed to a luxury specification with high quality fixtures and fittings, the design and layout internally has been painstakingly considered creating modern family spaces and well proportioned rooms. Homes of this specification and in this location rarely come to the market and the attention to detail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

Internally on the ground floor, there is a large lounge, dining kitchen, double bedroom with ensuite shower room, study, utility room and cloakroom. On the first floor, three further double bedrooms, one with ensuite and dressing room and family bathroom.

The kitchen and bathrooms are of a high standard and have a luxurious finish, with quality fittings, sanitary ware and tiling. At the pre-market stage, buyers will have the opportunity to upgrade their choices of kitchen, bathrooms and tiling/shower.

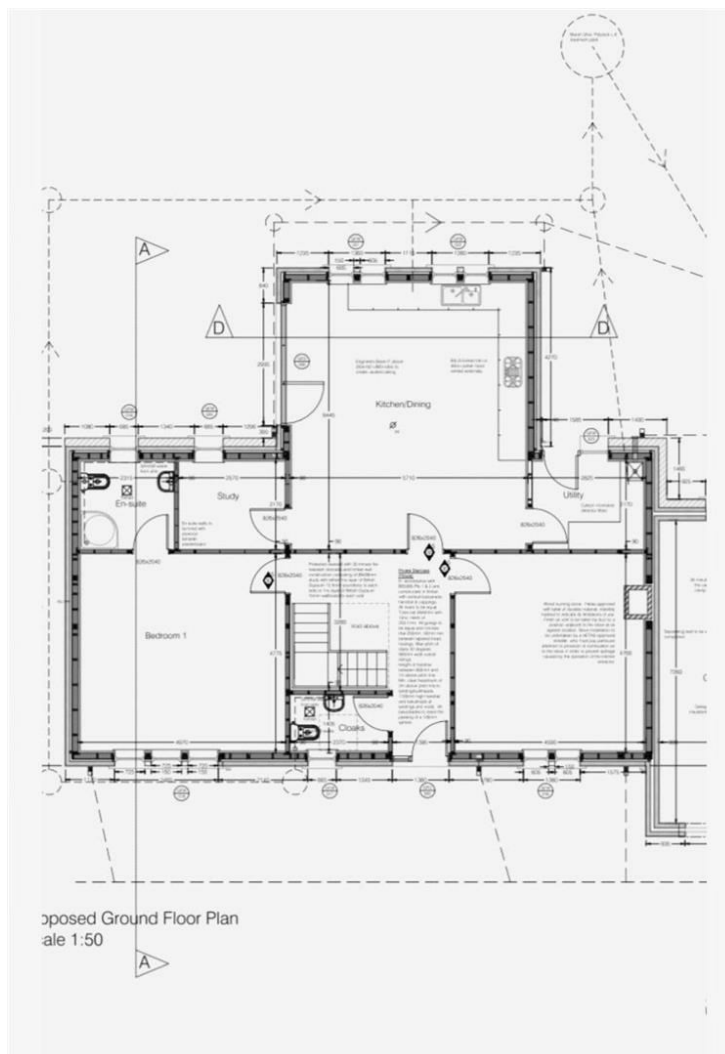
Externally, to the front of the property there is a gravel driveway with parking for two vehicles, a detached double garage and lawned garden. The rear garden is mainly laid to lawn with a paved patio area where you can enjoy alfresco dining.

## Directions





# Floor plans



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Unit 3 Mason Court Gillan Way, Penrith 40 Business Park  
 Penrith  
 Cumbria  
 CA11 9GR  
 01768881111  
 Sales@brittonestates.co.uk  
 www.brittonestates.co.uk