



Gill Wood Nook Lane, Dalston, CA5 7JR

Guide price £539,000



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# Gill Wood Nook Lane

Dalston, CA5 7JR

- Sold with no onward chain
- Rare private plot on the edge of Dalston
- Newly renovated throughout
- 3 double bedrooms
- Wrap around low maintenance gardens
- Incredible views over countryside
- Large outbuilding/workshop

Found on the edge of the popular village of Dalston, Gill Wood is an immaculate three bedroom detached bungalow for sale with no onward chain. Internally the property is newly renovated throughout meaning the new owner can just move in and enjoy the space. Set in a rare, large private plot the property has a flat wrap around lawn with a small woodland area to the rear.

The property briefly comprises of; an entrance hallway, lounge, kitchen diner, three double bedrooms and a family bathroom. Outside, there is a large workshop, generous driveway with entry via an electric gate and all surrounded by the incredible tree lined garden. Just a short walk and you are in the heart of the village with easy access to the shops, doctor and even the train station.



#### Entrance Hall

Bright and open hallway with storage cupboard. Leading to the Living Room and Kitchen.

#### Lounge

This spacious sitting room has large sliding doors and a magnificent picture window overlooking the garden and lawns. Gas Fire with potential to change.

#### Kitchen

Newly fitted kitchen with built in appliances and breakfast bar. Lots of space for a Kitchen table, with patio doors leading out into the garden.

#### Principal Bedroom

Double bedroom with large window, built in cupboard, radiator and carpet.

#### Bedroom Two

Double bedroom with large window, built in cupboard, radiator and carpet.

#### Bedroom Three

Double bedroom with large window, built in cupboard, radiator and carpet.

#### Hallway

Linking the entrance hall to the bathroom and bedrooms.

#### Bathroom

Newly fitted bathroom with a separate bath, shower with rainwater head, basin and toilet.





### Outside

Set in a fantastic large private plot the property has a large flat lawn with a small woodland to the rear. The garden area can be kept low maintenance or could be a gardeners dream. There is a large workshop/garage and a generous newly laid driveway with entry via a new electric gate.

### Services

Mains electric and water. Tanked LPG Gas central heating. Septic tank drainage.

### Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

### Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity.

This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

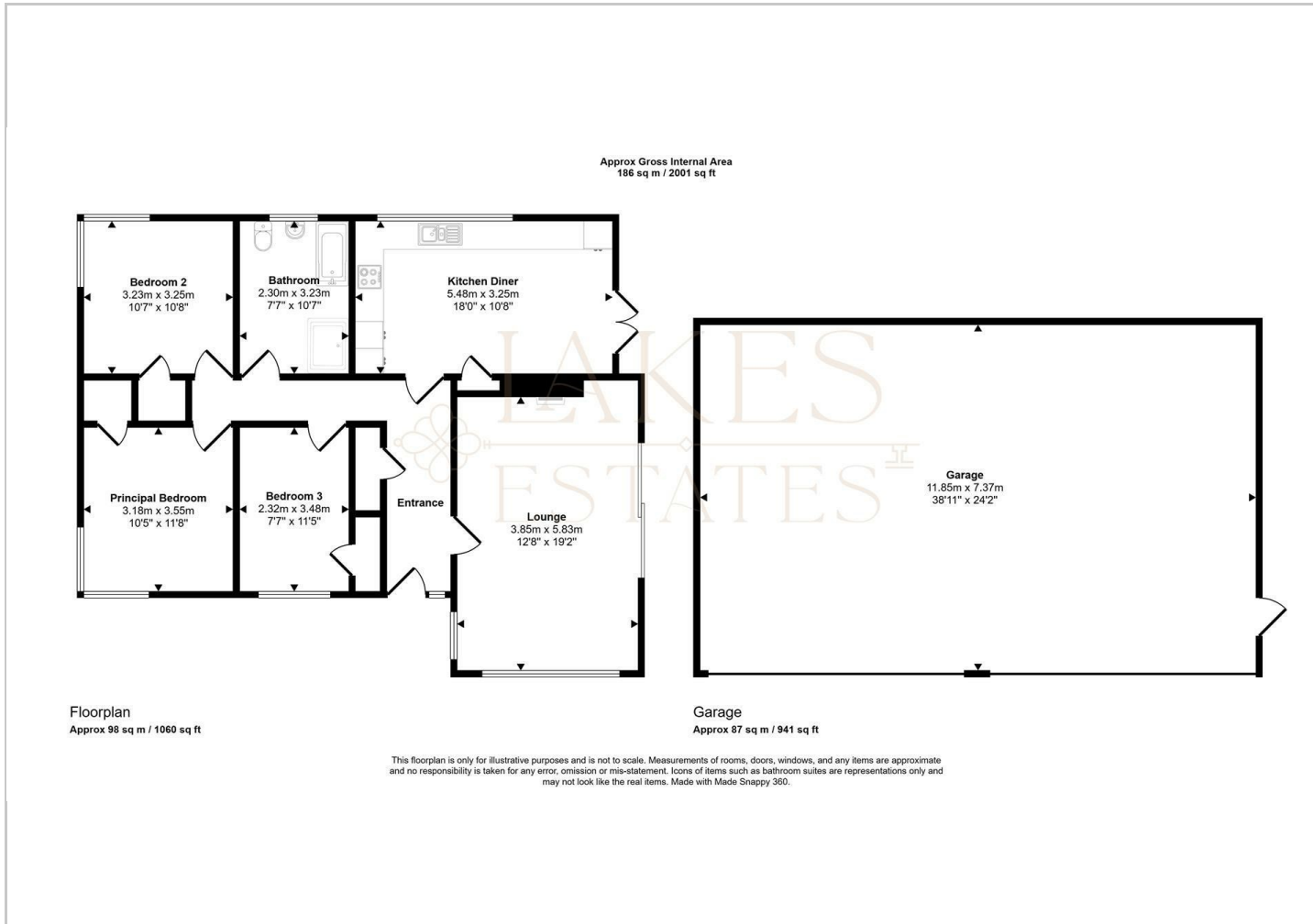
These fees are non-refundable, and the purchase cannot proceed until checks are complete.

Directions





## Floor Plans



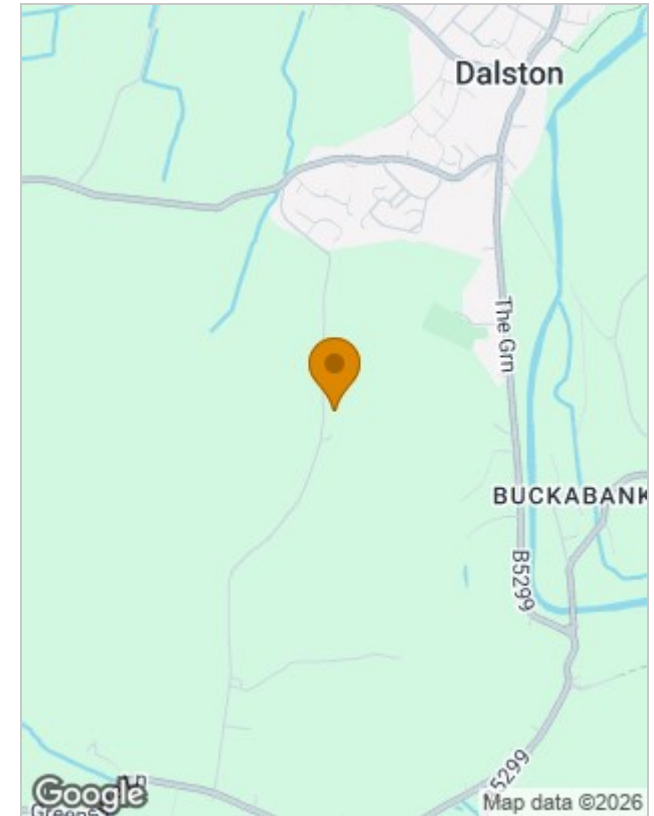
## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

