

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## Elm Close,

Kirksanton, Millom, LA18 4NW

Offers In The Region Of £650,000



3



2



3



E





# Elm Close,

Kirksanton, Millom, LA18 4NW

## Offers In The Region Of £650,000



Discover the perfect balance between comfort and nature with this three-bedroom detached home, situated on a generous two-acre plot in Kirksanton. The property boasts a spacious and modern interior which still retains its period charm - featuring many generously sized rooms with large windows, providing the rooms with lots of natural light. Each bedroom offers impressive views of the expansive gardens and serene pond. Outside, the well-maintained gardens are home to a mature pond, offering a peaceful setting for relaxation. The property also includes access to the Kirksanton Pool riverbank, adding a unique element to this already remarkable home. Complementing the main house is a detached double garage, providing ample space for parking and storage. Don't miss out on this opportunity to own a slice of tranquillity. Contact us today for a viewing.

As you approach this stunning detached family residence, you're greeted by a spacious driveway that provides off-street parking for several vehicles, as well as a double garage equipped with roller doors, electricity, and an exterior water point.

The ground floor houses a charming family living space, characterized by wooden ceiling beams and a multi-fuel log burner. Double doors lead from this room to the rear garden. The decor is neutral, complemented by wooden flooring. You'll also discover a separate dining room and study, both featuring ceiling beams. The sizable kitchen is outfitted with cream-colored base and wall units, ample workspace, tiled flooring, and splashback. It's further enhanced with a green aga, an integrated fridge and dishwasher, a microwave, and a recess for a washer.

On the first floor, you'll find an exceptionally large master bedroom with built-in furniture, neutral decor, and grey carpets. This room also boasts a three-piece en-suite shower room, complete with a heated towel rail and a tiled splashback. Additionally, there are two more generously sized bedrooms and a four-piece family bathroom with a separate shower and bath, all adorned with cream tiles on the floor and walls.

The property's rear hosts an expansive garden, primarily laid to lawn. At the garden's end, there's a pond area enclosed by a battery-powered electric fence. It's a habitat for numerous carp and roach. You also have access to the Kirksanton Pool riverbank, adding a unique feature to this already extraordinary home.

### Living Room

22'6" x 20'10" (6.863 x 6.351)

### Dining Room

15'9" x 10'9" (4.811 x 3.287)

### Kitchen-Diner

18'1" x 9'10" (5.518 x 2.999)

### Study

10'7" x 8'9" (3.233 x 2.671)

### Utility

8'8" x 5'8" (2.643 x 1.729)

### Landing

7'7" x 6'3" (2.334 x 1.917)

### Bedroom One

19'7" x 15'11" (5.975 x 4.874)

### En Suite

7'2" x 5'10" (2.200 x 1.786)

### Bedroom Two

12'11" x 9'1" (3.953 x 2.786)

### Bedroom Three

11'9" x 8'9" (3.604 x 2.679)

### Family Bathroom

7'9" x 7'8" (2.369 x 2.339)

### Garage (Room One)

24'3" x 18'5" (7.408 x 5.633)

### Garage (Room Two)

24'3" x 7'9" (7.406 x 2.382)

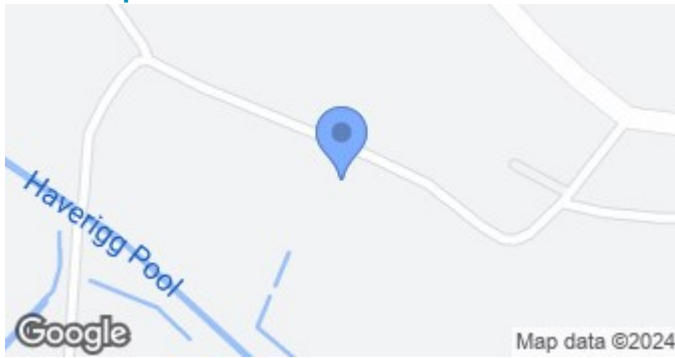


- Detached family home
- Large master bedroom with en-suite
- Off road parking for multiple cars
- Council tax band C
- Three bedrooms
- Country side views
- Extensive garden with pond
- EPC E

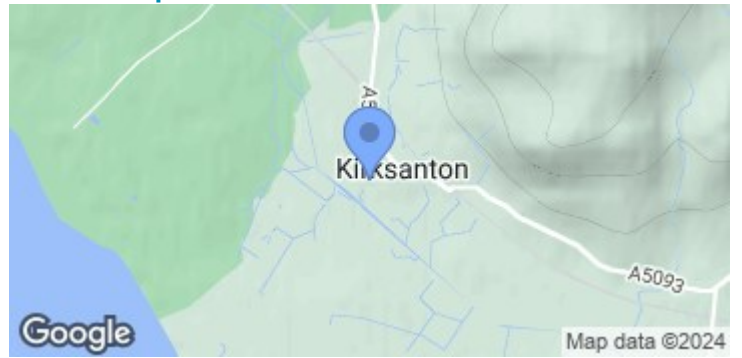




## Road Map



## Terrain Map



## Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	