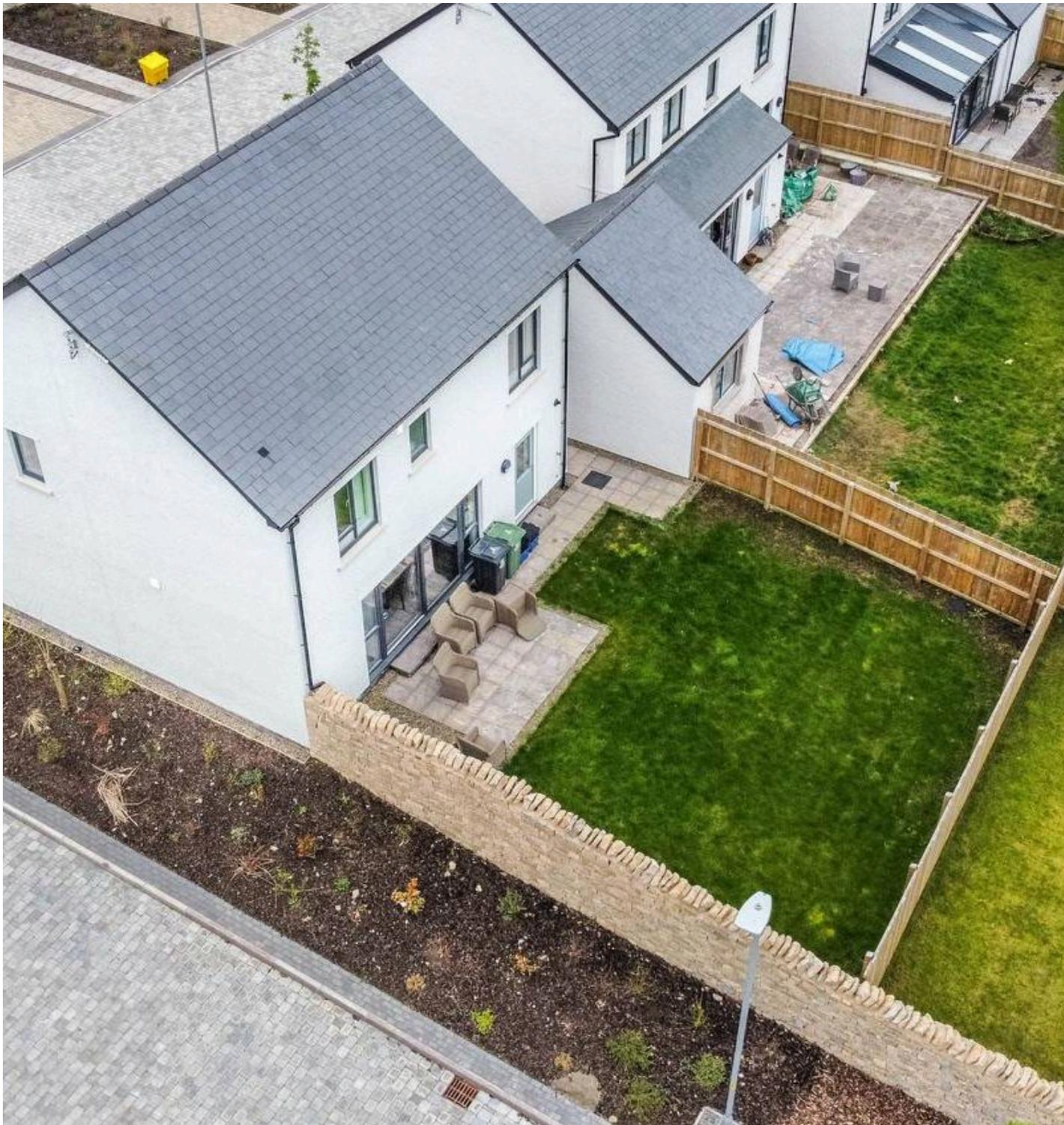




60 Oakfield Park, Kirkby Lonsdale  
£670,000



## 60 Oakfield Park

Kirkby Lonsdale

A well presented detached family home situated on this popular development in the bustling market town of Kirkby Lonsdale. The property has great access to the centre and all its amenities, with great road links to the Yorkshire Dales and Lake District National Park along with the M6 Motorway and being in the catchment area for the well regarded Queen Elizabeth School.

This exceptional detached family home offers the perfect blend of modern living and comfort. The welcoming entrance hall leads to the light and airy sitting room with full length windows to the front. To the rear of the ground floor is the kitchen diner which has patio doors leading on to the garden, the kitchen is well appointed with ample cupboards and modern integrated appliances including AEG oven and microwave, five ring gas hob, dishwasher and fridge freezer, and provides ample space for dining and relaxation. There is also a useful utility room and cloakroom. Heading upstairs there are four bedrooms with the main bedroom having an en suite shower room and a stunning four piece family bathroom.

Step outside and discover the fully enclosed rear garden with a patio seating area, ideal for entertaining, as well as a well tended lawn. There is established planting to the front and driveway parking for two vehicles. The contemporary design and modern features create an inviting atmosphere, making this home the ideal choice for families looking for tranquility and convenience.

- Excellent detached family home on this popular development
- Four double bedrooms
- Great location with good road links and catchment for Queen Elizabeth School
- En suite shower room, bathroom, cloakroom and utility room
- Patio seating area and enclosed lawned garden
- Integral garage and driveway parking
- Immaculately presented with neutral decor and modern fitments throughout
- Sitting room and kitchen diner with patio doors to the garden
- Offered for sale with no upper chain
- Double glazing and gas central heating

**EPC Rating B.**

**Council Tax band: F**

**Tenure: Freehold**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

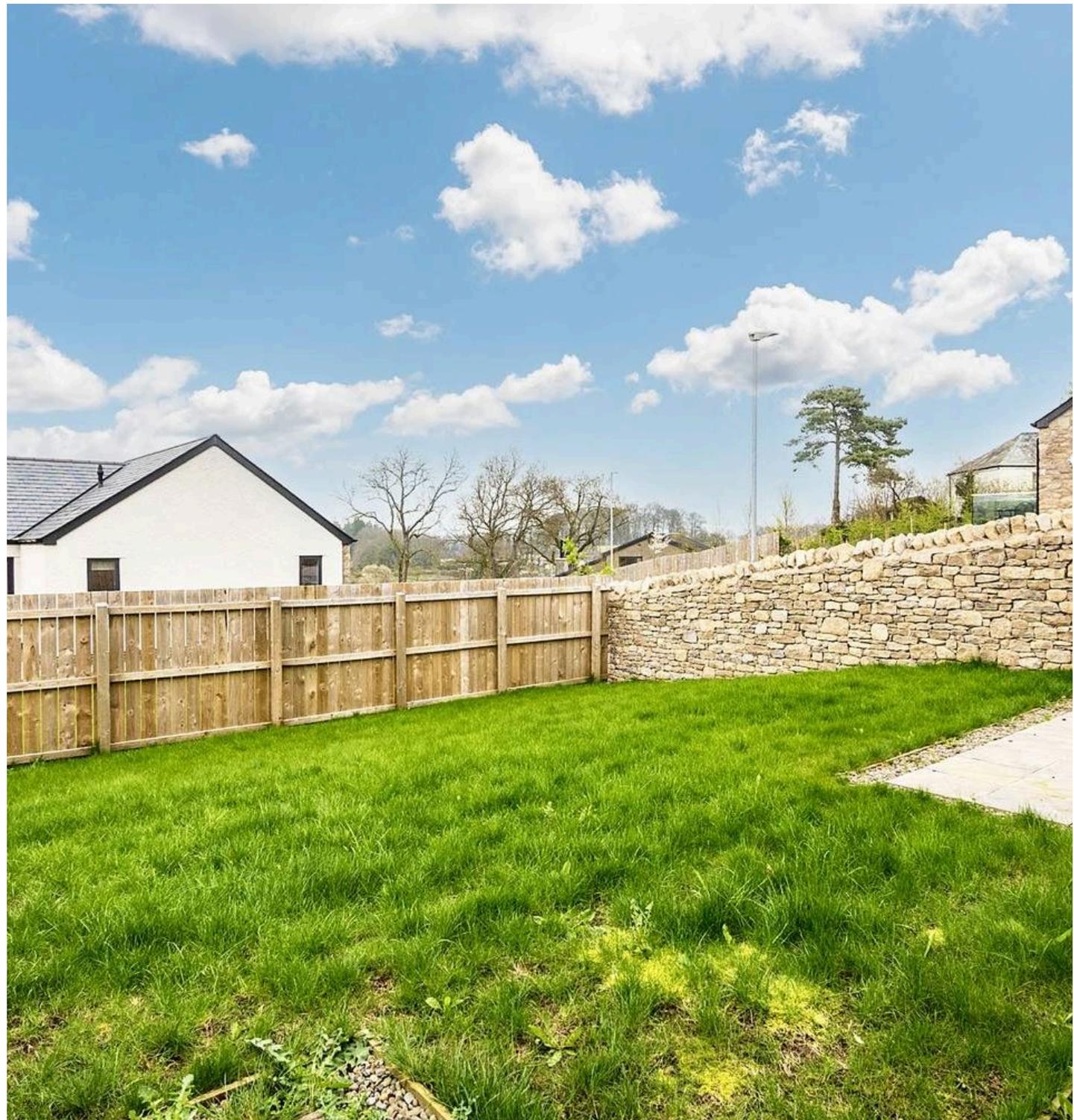
#### **DIRECTIONS**

Upon entering Oakfield Park, continue through the development and number 60 is located on the left.

WHAT3WORDS:joystick.campus.reviews

#### **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





**ENTRANCE HALL**

16' 2" x 6' 7" (4.94m x 2.00m)

**SITTING ROOM**

18' 5" x 11' 4" (5.62m x 3.45m)

**KITCHEN DINER**

21' 4" x 9' 11" (6.51m x 3.02m)

**UTILITY ROOM**

6' 8" x 6' 5" (2.04m x 1.95m)

**CLOAKROOM**

6' 5" x 2' 9" (1.95m x 0.83m)

**FIRST FLOOR LANDING**

12' 2" x 3' 4" (3.71m x 1.01m)

**BEDROOM**

13' 1" x 10' 8" (3.98m x 3.24m)

**EN SUITE**

7' 4" x 4' 7" (2.23m x 1.39m)

**BEDROOM**

12' 6" x 9' 10" (3.81m x 3.00m)

**BEDROOM**

12' 8" x 11' 3" (3.85m x 3.43m)

**BEDROOM**

10' 1" x 7' 10" (3.07m x 2.38m)

**BATHROOM**

8' 10" x 7' 1" (2.69m x 2.15m)











Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1285.80 ft<sup>2</sup>

119.46 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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