



## 27 Kempas Avenue

Barrow-In-Furness, LA13 0UE

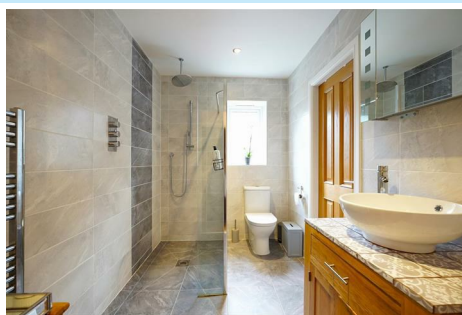
Guide Price £400,000



This deceptively spacious home is perfect for those looking for a comfortable and individually designed space within a quiet cul-de-sac location. The modern kitchen comes with a stylish island, perfect for preparing meals while engaging with guests or family in the open-plan living space. The vaulted ceiling in the lounge adds a touch of elegance and creates a sense of space and airiness. Other highlights include a larger than average upstairs bathroom, a downstairs wet room and a large utility that leads to the integral garage. Externally, the property benefits from maintained sunny rear and side gardens and to the front of the property off-road parking provides space for up to 3 vehicles. Available with no onward chain!



# 27 Kempas Avenue



## Approach

Nestled at the head of the cul-de-sac this home boasts a red brick exterior with slate roof and block paved frontage. Having off road parking for upto three vehicles and access to garage.

## Vestibule

A white composite door provides access to the house and vestibule. Having laminated wood floor, radiator, oak glazed door to the entrance hall.

## Entrance Hall

19'0" extends to (5.80 extends to)

Finished with engineered Oak Flooring. Oak internal doors and access to the staircase. Leads to an L shaped under stairs storage cupboard that extends to the length of the half landing.

## Lounge

13'9" x 11'9" (4.20 x 3.60)

The lounge is open to the kitchen-diner and boasts a vaulted ceiling with four Velux windows with fitted blinds. French door and window both with white venetian blind and leading to the garden. Continuing the décor from the kitchen, there is Oak laminated floor, 10 power points, radiator, TV point, telephone point.

## Kitchen-Diner

22'11" x 13'1" min / 18'0" max (7.0 x 4.0 min / 5.5 max)

The kitchen has been fitted with a good range of stone grey shade, shaker style wall, base and 'pull out' larder with central island and silestone work surfaces. Complimented with brushed metallic handles and white subway tiled splashback. There is a rebated one and a half bowl stainless steel sink unit,. The integrated appliances include, five ring gas hob, Neff single oven and, combination microwave, glass and brushed metal extractor hood and dishwasher. Pendant lighting above the central island which offers extensive storage below, space for breakfast bar dining chairs and features a pull up electrical tower socket. Modern spotlights are fitted across the ceiling. Ample space for a dining suite with additional breakfast bar seating, engineered Oak floor and white walls. Open access leads to the lounge and French doors afford access to the gardens. The windows and doors have been fitted with white venetian blinds.

## Utility Room

9'10" x 6'2" (3.0 x 1.90)

Fitted with shaker style base cabinets, sink with drainer, open shelving and space for freestanding appliances. A large set of hooks extend the length of the opposite wall, making this an ideal boot room space. With access to the garage. With 6 power points.

## Bedroom Four

13'5" x 8'10" (4.10 x 2.70)

A versatile space with feature bay window fitted with white Venetian blinds. This room is ideal as a bedroom, snug, playroom or study. Fitted with engineered Oak floor, tasteful décor and access to the en-suite/wet room.

## Ground Floor Wet Room (optional en-suite)

8'6" x 6'2" (2.60 x 1.90)

A contemporary space which has been fully tiled and fitted with glass shower screen, close couple WC and circular wash basin atop a wood and mirrored vanity cabinet with touch sensor lighting. Heated towel rail and Xpelair. The room has dual access to the fourth bedroom and hallway.

## First Floor Landing

10'2" extends to (3.10 extends to)

With full height linen cupboard with shelving, access to all rooms and uPVC glazed window to the half landing

## Master Bedroom

16'4" x 11'9" min / 14'9" max (5.0 x 3.60 min / 4.50 max)

The Master bedroom is of an excellent size and boasts tasteful colour block décor and access to the en-suite/family bathroom. Velux window to the front aspect benefits from fitted blinds.

## En-suite/Family Bathroom

16'0" x 8'2" (4.90 x 2.50)

Contemporary style bathroom with access to the landing and Master bedroom. The space has been fully tiled and has a four piece suite comprising an oval freestanding bath, walk-in shower, close couple WC, plus a mirrored vanity cabinet with touch sensor lighting. A skylight has been ideally fitted above the bath and floods the room with natural light.

## Bedroom Two

17'0" x 11'9" (5.20 x 3.60)

Spacious second bedroom which has been playfully decorated creating an ideal children's bedroom with dual Velux windows with fitted blinds to the rear.

## Bedroom Three

13'5" x 8'10" (4.10 x 2.70)

Currently used as a children's nursery, this good size bedroom has been neutrally decorated with Velux window with fitted blind to the rear aspect.

## Garage

12'5" x 9'6" (3.80 x 2.90)

Integral garage with light and power, up and over door to the front and internal access to the utility room.

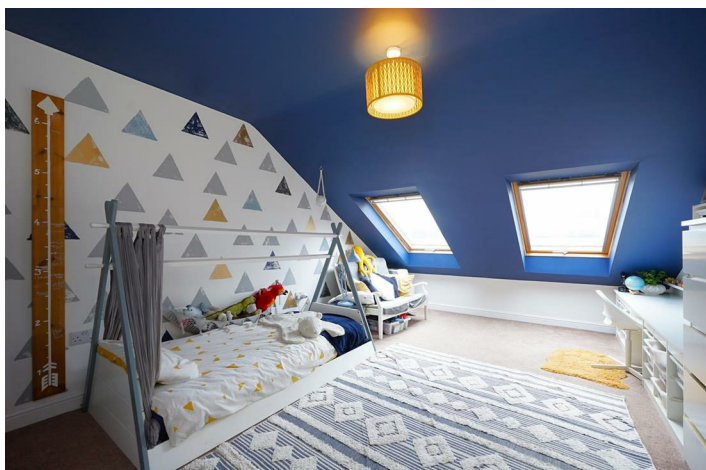
## Garden

The garden makes the most of its sunny outlook with French Doors from the kitchen leading to a patio area which is ideal for al fresco dining. To the right further patio is currently used as a container vegetable garden and the lawn is lined with flower beds and mature shrubberies and trees including cherry, crab apple and eucalyptus. The garden continues around the side of the property where the current owners have an area set up for summer cooking with a pizza oven and BBQ, the space also provides storage with a grey-blue shed which is included. There is an external power point and water tap in addition to lighting.



- Deceptively Spacious Semi-Detached Home
  - Beautifully Maintained Throughout
- Sitting Room/Berom 4, G.F Shower Room
  - Off Road Parking, Integral Garage
  - Ready To Move Into Condition

- Situated In A Sought After Location
- Hall, Loung, Kitchen/ Diner, Utility Room
  - Gas C/H, uPVC Double Glazing
    - Garden To Rear
  - Council Tax Band - D



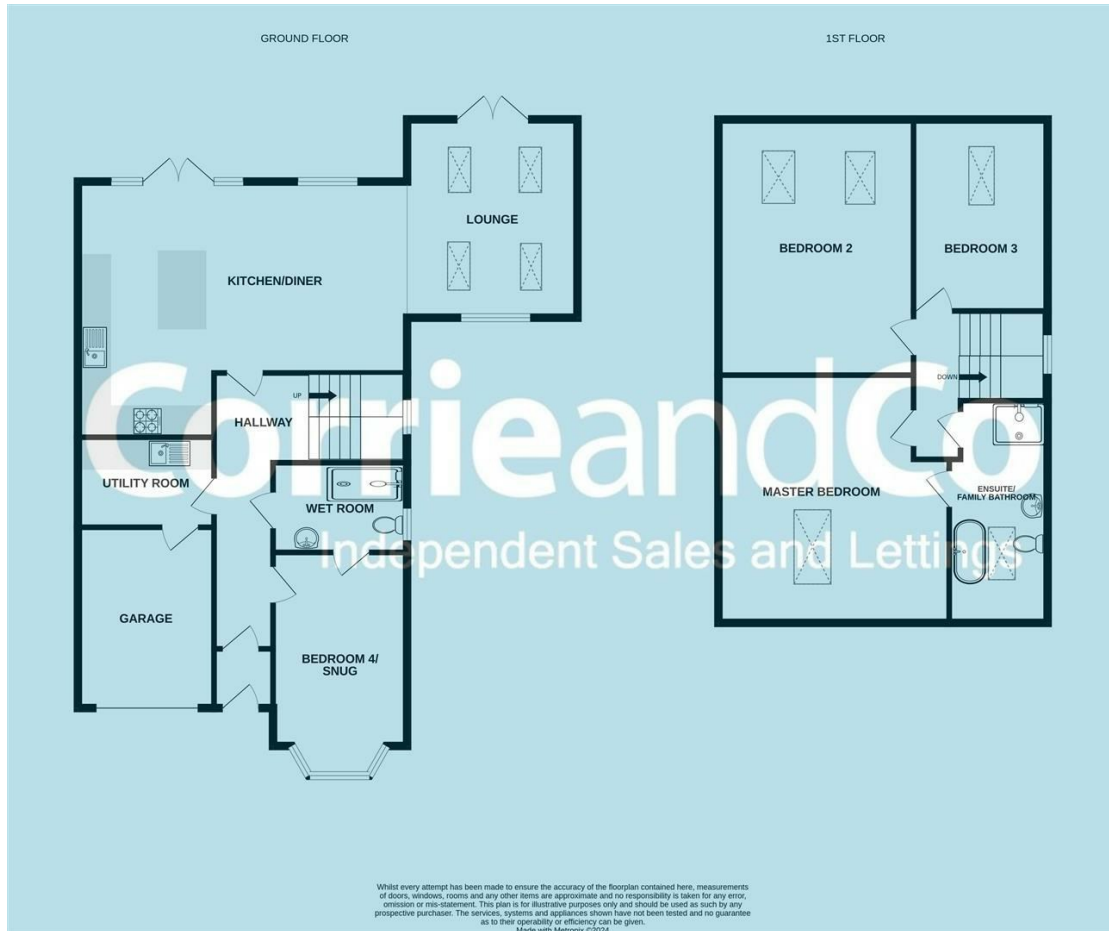
## Road Map



## 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

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