



40 Parklands Drive

Askam-In-Furness, LA16 7JP

Offers In The Region Of £425,000



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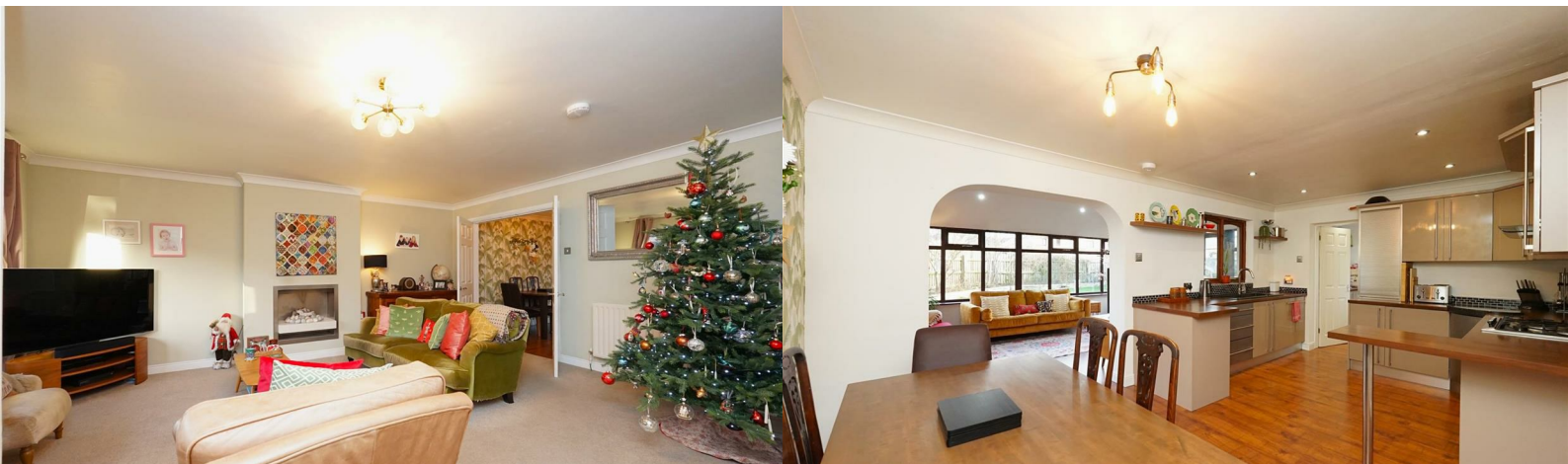
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Early viewings recommended for this spacious five-bedroom family home that is perfectly situated in a highly sought-after area, close to local amenities. With generous off-road parking and beautifully maintained larger than average gardens at both the front and rear, this unique property offers a balance of convenience and outdoor space. The interior boasts a tasteful decor with feature walls throughout, providing a bright, warm and welcoming atmosphere, ready for you to move in and make it your own. Designed for modern family living, the home features generous living accommodation, perfect for both relaxation and entertaining. A must-see for those seeking a comfortable and well-located family home.

As you enter the property you arrive into the vestibule which provides access directly into the lounge, which is a spacious room that has been neutrally decorated with painted walls and boasts covings and a bay window with central feature fireplace. The lounge also provides access to the staircase, study and kitchen diner. The study has been neutrally decorated and fitted with carpeting and is versatile for use. The kitchen diner has been fitted with a good range of high gloss cashmere shade wall and base cabinets with wood effect work surfaces, tiled backsplash and brushed metal handles. The integrated appliances include a double oven, gas hob, stainless steel extractor fan, Bosch dishwasher and a Hotpoint fridge. The kitchen diner provides access to the conservatory and utility room. The large conservatory has been fitted with a pitched 'warm roof' which offers comfortable year round use. The utility room has been fitted with coordinating cabinetry to the kitchen with access to the two piece WC and store.

To the first floor there are five bedrooms, an en suite and a bathroom. The master bedroom is situated to the front aspect of the property with built-in closets and a private three piece en-suite shower room which has been finished with marble style tiling to the walls. There are four further good size bedrooms which have all been tastefully decorated with individual stylings. The fourth bedroom also has drop down stair access to one of the two partially boarded loft areas which also have lighting. The fifth bedroom is currently being used as a study and is versatile for use. The family bathroom is of excellent proportions with touches of designer flair. The three piece suite comprises a bath with over bath shower, close couple WC and vintage washstand vanity with basin. The room has been finished with white subway tile and feature wall.

Externally to the rear you will find a spacious rear garden which has been laid mostly to lawn with border beds and a large decking for relaxing and entertaining.

Entrance Vestibule

Lounge

18'0" x 17'8" (5.50 x 5.40)

Kitchen Diner

18'0" x 10'9" (5.50 x 3.30)

Conservatory

12'1" x 16'0" (3.70 x 4.90)

Snug/Study

12'1" x 8'6" (3.70 x 2.60)

Ground Floor WC

Utility Room

extends to 8'10" (extends to 2.70)

Store

8'6" x 6'6" (2.60 x 2.0)

First Floor Landing

extends to 12'1" (extends to 3.70)

Master Bedroom

12'5" x 9'2" (3.80 x 2.80)

En suite to Master

extends to 8'10" (extends to 2.70)

Bedroom Two

13'9" x 8'6" (4.20 x 2.60)

Bedroom Three

11'5" x 9'2" (3.50 x 2.80)

Bedroom Four

13'9" x 8'6" (4.20 x 2.60)

Bedroom Five

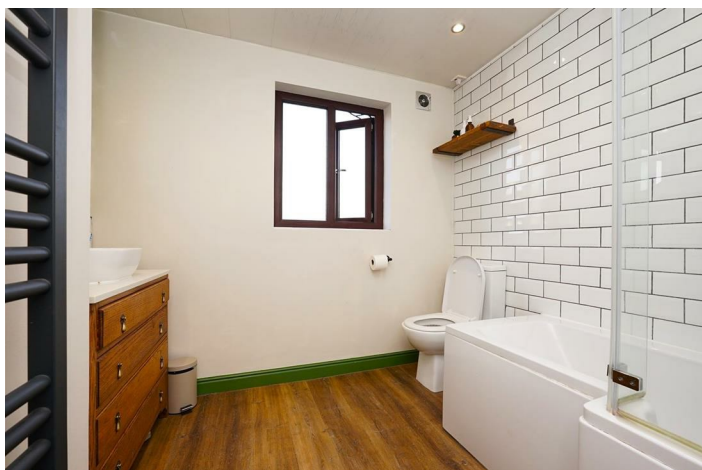
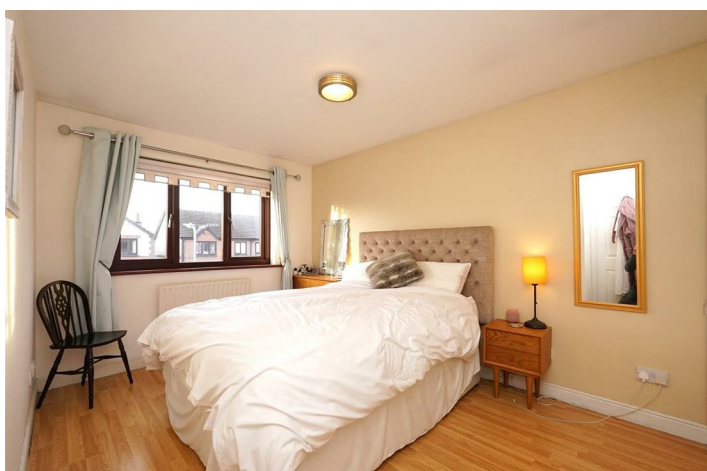
8'10" x 8'2" (2.70 x 2.50)

Bathroom

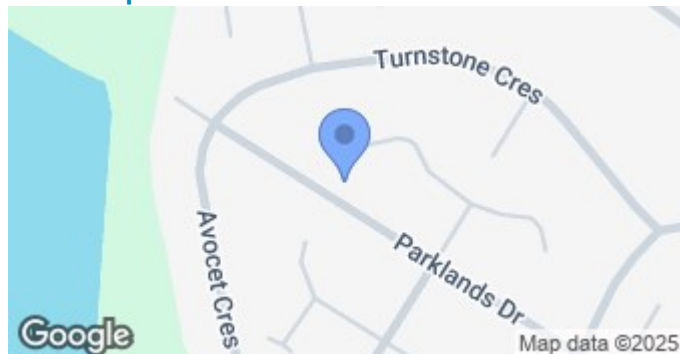
7'10" x 8'2" (2.4 x 2.50)



- Ideal Family Home
- Close to Amenities
- Spacious Living Accommodation
 - Gardens to Front and Rear
- Gas Central Heating controlled by Hive
- Sought After Location
- Neutral Decor Throughout
 - Off Road Parking
 - Double Glazing
- Council Tax Band - C



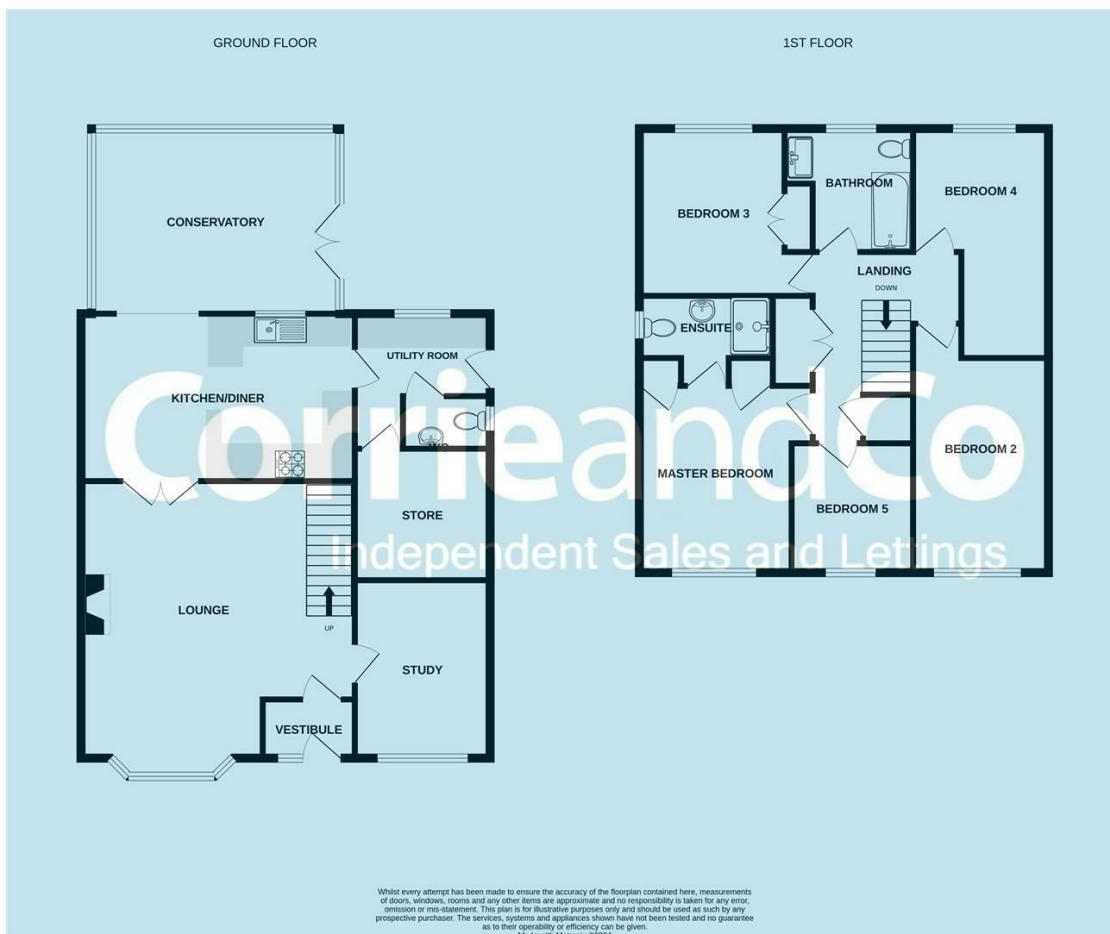
Road Map



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.

