



## 10 Waver Court

Barrow-In-Furness, LA13 0PR

Offers In The Region Of £360,000





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A high spec and impressive family home situated in a quiet cul-de-sac within the ever popular coastal village of Rampside and just steps away from the stunning beaches of Morecambe Bay. Internally the current owners have renovated and maintained the property to the highest of standards. The home also benefits from integral garage, ground floor WC, En-suite and mature gardens.

## Approach

As you approach the property there is a block paved driveway suitable for off road parking, which provides access to the front of the property. There is an attractive pebble stone façade in keeping with Rampside architecture. There is a sage green composite door with leaded glass that allows access to the entrance hall.

## Lounge

**18'3" x 10'11" (5.57 x 3.35)**

A light and airy room with neutral décor, rustic oak effect laminate flooring and covings. The lounge boasts a contemporary inset gas fire, minimalistic open shelving and French doors which provide access to the side patio area. The doors and windows also boast custom wooden shutters.

## Kitchen Diner

**8'1" x 20'6" (2.48 x 6.25)**

The kitchen diner has been fitted with midnight blue shaker style woodgrain finish larder and base units with contrasting dove grey wall and display cabinets. Complimentary white composite worktops are highlighted by a herringbone tiled backsplash. Recess spotlights to the ceiling and ambient shadow lighting completed the impressive finish. The integrated appliances include a double oven, fridge freezer, dishwasher, wine cooler, five ring gas hob and extractor fan. French doors allow access to the rear patio area. Ample space for a dining suite with stylish pendant lighting.

## Downstairs WC

**2'9" x 5'6" (0.86 x 1.70)**

Fitted with a low level flush WC and pedestal sink.

## Master Bedroom

**9'3" x 15'0" (2.84 x 4.59)**

Neutral décor with a sage green feature wall and complimentary carpeting. Access to the en suite.

## En Suite

**5'1" x 6'11" (1.56 x 2.11)**

The en suite has been fitted with a three piece suite comprising of a low level flush WC, forest green vanity sink with a traditional style chrome mixer tap and a shower cubicle with an electric shower attachment. Fitted with herringbone vinyl flooring and a mirror with ambient shadow lighting.

## Bedroom Two

**8'8" x 11'0" (2.66 x 3.37)**

Neutral décor with a midnight blue feature wall and carpeting.

## Bedroom Three

**8'2" x 9'1" (2.50 x 2.77)**

Steel grey painted walls with carpeting.

## Bathroom

**7'1" x 5'10" (2.18 x 1.79)**

The bathroom has been fitted with a three piece suite comprising of a low level flush WC, pedestal sink and a large double ended bath with chrome handles. The walls have been partly clad with stone brick effect cladding and has ambient shadow lighting.

## Exterior

A lovely, private sunny aspect rear garden with mature shrubberies and borders. There is a patio and lawn area ideal for outdoor seating and entertainment.

- Ideal Family Home
- Integral Garage
- Off Road Parking
- En-Suite
- Close to Restaurants/Pubs
- Popular Coastal Location
- Gardens to Front, Side and Rear
- Ground Floor WC
- High Spec Kitchen
- Council Tax Band - D







## Road Map



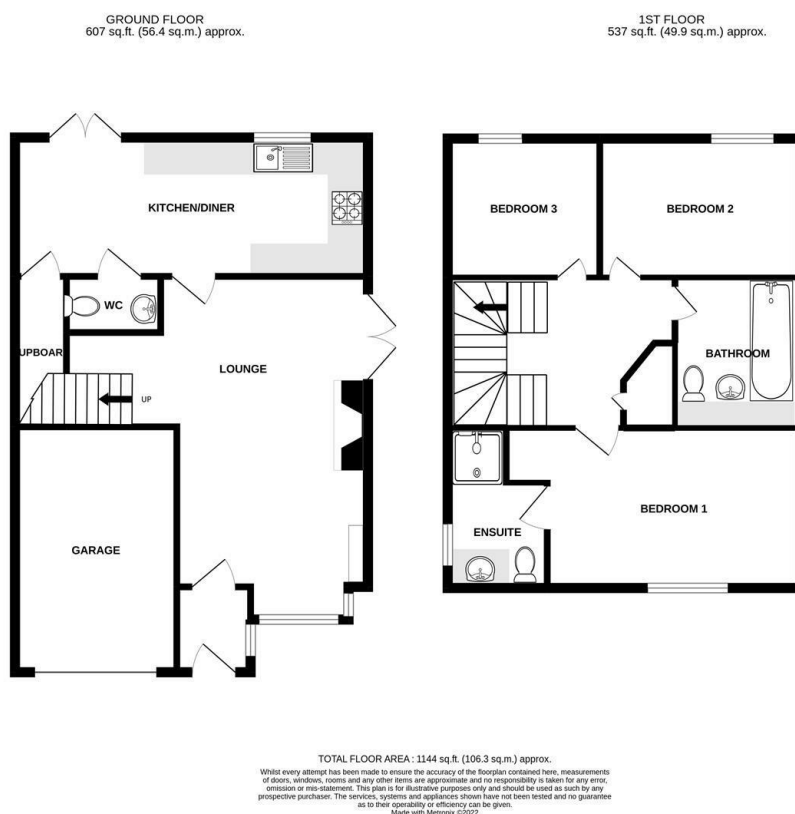
## Hybrid Map



## Terrain Map



## Floor Plan



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- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

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