



## 4 Stoneleigh Close & 2 Stoneleigh Close Garden

Barrow-In-Furness, LA13 9UR

Offers In The Region Of £635,000



4



2



2



This exceptional four bedroom detached property is the perfect family home, nestled in a highly sought-after location close to amenities. It features spacious living accommodations that have been meticulously maintained and are in immaculate condition. The home includes an integral double garage and offers ample off-road parking. Beautiful gardens at the front, side and rear enhance the property's appeal, providing lovely outdoor spaces for relaxation and entertainment. The unique advantage of this property is the very large side garden. This has the potential (STPP) to become '2 Stoneleigh Close'.







## Approach

As you approach the property a spacious block paved driveway leads to the property which has excellent kerb appeal. The home boasts sandstone accents and open porch providing shelter to the front door. There is also a pleasant open lawn to the front aspect.

## Entrance Hallway

15'1" x 6'6" (4.62 x 1.99)

Upon entering the property you arrive into the entrance hall which has been fitted with Oak flooring and provides access to the lounge, kitchen, dining room, study, WC, garage and the solid oak spindle staircase.

## Lounge

15'4" x 14'7" (4.69 x 4.45)

The lounge is a spacious, light and airy room which has been neutrally decorated with painted walls and Oak flooring. The room boasts covings and a gas inset fire with Cheney surround and slate plinth, there are also patio doors which provide access into the rear garden.

## Dining Room

11'3" x 9'8" (3.44 x 2.96)

Accessed via French doors from the hallway with Oak flooring and patio doors to garden.

## Kitchen

9'7" x 15'8" (2.93 x 4.78)

A luxurious and high quality Poggenpohl handleless kitchen with Siemens integrated appliances throughout including dual single ovens, 5 ring gas hob, fridge, washing machine, glass extractor hood and dishwasher. The kitchen is fitted with pull out corner cupboards, granite worktops, LED lighting, villeroy and boch tiling.

## Study

8'6" x 7'6" (2.60 x 2.29)

The study is situated to the front aspect of the property and is versatile for use, it has also been fitted with Oak flooring.

## Ground Floor WC

2'7" x 8'5" (0.81 x 2.57)

The WC has been fitted with villeroy and boch sanitary ware, tiles, LED lights hansgrohe taps and keuco accessories.

## Landing

5'8" max x 17'1" max (1.73 max x 5.21 max)

The landing provides access to each of the bedrooms and the main bathroom. It has been fitted with Oak effect laminate flooring and a cylinder cupboard with separate back up immersion heater.

## Master Bedroom

11'6" x 13'2" (3.52 x 4.03)

The master bedroom is located to the front of the property and has been neutrally decorated and fitted with Oak effect laminate flooring and built in wardrobes with dressing table.

## En-suite to Master

6'0" x 6'5" (1.84 x 1.97)

The ensuite has been recently fitted with a three piece suite comprising of a Villeroy and boch wall hung WC and basin, villeroy and boch shower enclosure and also has a keuco illuminated mirror cabinet, chrome curved vertical radiator and has been fitted with floor and wall tiles.

## Bedroom Two

11'4" x 14'7" (3.47 x 4.47)

The second bedroom is located to the rear aspect of the property and has been neutrally decorated with Oak effect laminate flooring and has fitted wardrobes.

## Bedroom Three

10'5" x 11'5" (3.18 x 3.48)

The third bedroom is located to the rear of the property and has been neutrally decorated and fitted with Oak effect laminate flooring.

## Bedroom Four

8'7" x 9'10" (2.62 x 3.02)

The fourth bedroom is situated to the rear aspect of the property and has been neutrally decorated with Oak effect laminate flooring. The room also boasts built in wardrobes.

## Family Bathroom

7'7" x 11'1" (2.32 x 3.40)

The family bathroom has been fitted with a four piece villeroy and boch suite. There is a separate shower enclosure with a five jet power shower, freestanding double ended bath, keuco accessories, villeroy and boch taps, wall hung vanity basin. The room has been fitted with floor and wall tiles and benefits a skylight window as well as a 'V' shaped oriel window overlooking the garden.

## Double Garage

The garage has electric door access, there is power and lighting as well as an external EV charger which is a great addition. The boiler and consumer unit are also housed within.

## Garden

The private garden wraps around the front, side and rear of the property and is laid mostly to lawn with the benefit of pathways, patios, flower beds and pergola. The garden is enclosed with mature hedges and trees which make this a sanctuary for any keen gardener. The side garden must be viewed to appreciate the size.





- Ideal Family Home
- Immaculate Condition
- Off Road Parking
- Large Corner Plot
- GCH & DG
- Sought After Location
- Gardens to Front, Side and Rear
- Spacious Living Accommodation
- Integral Double Garage
- Council Tax Band - F

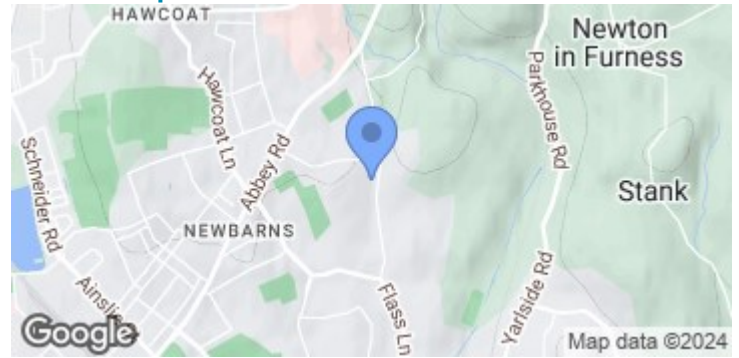




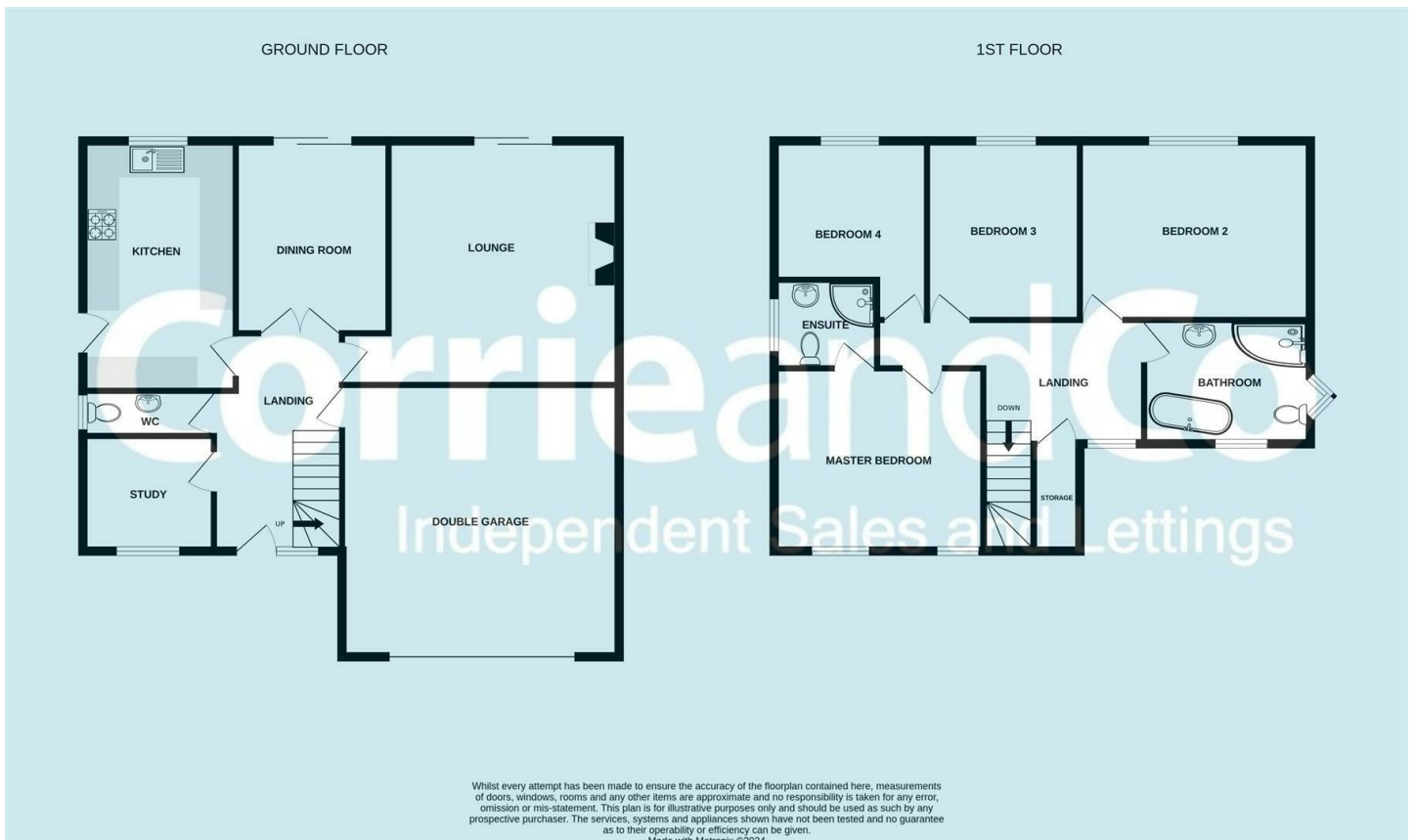
## Road Map



## 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.

