



**PRICE £275,000**

**11 ARUNDEL DRIVE, BARROW-IN-FURNESS, CUMBRIA, LA13 0HT**

This semi-detached bungalow is immaculately presented throughout, offering stylish and modern fixtures and fittings and also a fabulous open plan living kitchen with a snug where there are doors directly into the garden. There is a separate utility room and a four piece bathroom. The property is double glazed throughout and also has a gas central heating system. No Upper Chain.



2



1



1



Garage &  
Driveway  
Parking





POOLE  
TOWNSEND



POOLE  
TOWNSEND



POOLE  
TOWNSEND

#### DIRECTIONS

**satnav users enter:** LA13 0HT then number 11

**what3words app users enter:** chins.prices.mimic

#### LOCATION

This property is located at the end of a short cul-de-sac in a slightly elevated position, but on a generally level garden plot. The property is conveniently situated for the local convenience store, The Ship pub, a bus service and also to a fish and chip takeaway. The immediate area also provides schooling with Yarlside Academy only a couple of minutes away in the car and Roose School only a few minutes further.

#### DESCRIPTION

This is an impressive property that offers beautifully presented accommodation that we are sure will appeal to many prospective buyers.

The side access door is inset and opens into the main hallway where there are doors leading to all of the living accommodation, with exception of the utility room. There is a useful built-in cupboard, decorative coving to the ceiling and a large loft access with a fitted ladder providing an easy route into the roof space which is well insulated and also has plenty of boarding for storage.

The main living room is located at the front of the property, with a half round shaped bay window providing a pleasant view into the cul-de-sac and also plenty of natural lighting. The room's light décor has a feature paper to the alcove with wall lights. There is decorative coving to the ceiling and a contemporary styled electric fire to the front of the chimney breast with pebble detailing.

The kitchen is an impressive multi-functional space that offers clearly defined areas including a snug alongside the French doors that open into the garden, a dining area and also the kitchen itself which is beautifully finished with a two-tone range of units with a cream and plum coloured panelled door and a solid oak work surface above, extending to the central island that also provides breakfast bar dining and further built-in cupboard and drawer storage. There is also a halogen-style hob fitted within the island. Other appliances include an integrated dishwasher which is built in alongside the sink and also a mid-level double oven with a grill.



**Kitchen Area**



## Bedroom One



Beyond the kitchen is the utility room which completes the extension that has been added to the rear. There are fitted wall and base cabinets, with the work surface incorporating a single drainer sink. There is plumbing for a washing machine and space for an upright fridge/freezer and a further door leading into the garden. The gas-fired boiler is mounted to the side wall.

The bedroom accommodation includes two excellent sized double rooms with each having a lovely view onto the respective garden spaces. The rear bedroom has a range of fitted wardrobes with mirrored panelled doors.

Completing the accommodation is the bathroom, which has been formed by incorporating the former separate WC and the original bathroom space together, creating a more spacious and usable room that now has a four piece suite including an independent shower cubicle with a dual head shower fitting including a rain shower, a panelled bath with a shower attachment to the taps and also a WC with concealed cistern and a wash hand basin with cupboard and drawer storage beneath.

There is tiling to the walls, an extractor fan system, a chrome coloured ladder-style radiator and decorative opaque glazing to each of the two opening windows.

Externally, there is open access from the road onto the driveway which sweeps around the side of the property towards the timber built garage/workshop. There is extensive parking on the drive for several vehicles.

There is a semi-enclosed garden to the front of the property that has been landscaped to reduce maintenance by installing an artificial lawn, which complements the planted borders.

There is gated access from the top of the drive leading into the rear garden, where is an area that will also attract interest from buyers. This area is mainly laid to lawn with a raised deck to one corner amongst the mature planted borders. There is also further decorative landscaping with slate and stone coloured borders and a second larger deck that has a large glazed summerhouse alongside.



**Bedroom Two**





## What we love about the property...

"This property offers plenty of kerb appeal and as you enter the property, we think you will be equally as impressed particularly as you reach the kitchen and onwards into the rear garden."

## Property layout



Produced by Poole Townsend Estates Ltd.  
Plan produced using PlanUp.

## ROOM MEASUREMENTS

### Lounge

14'8" (4.48 m) into bay X 11'1" (3.38 m)

### Kitchen with Dining Space

20'0" (6.12 m) X 12'11" (3.94 m)

### Snug

11'1" (3.39 m) X 6'6" (1.99 m)

### Utility Room

8'4" (2.56 m) X 6'6" (1.99 m)

### Bedroom One

13'11" (4.25 m) X 10'3" (3.15 m)

### Bedroom Two

10'10" (3.32 m) X 10'3" (3.14 m)

### Bathroom

8'7" (2.62 m) X 7'7" (2.32 m)

### Garage/Workshop

29'3" (8.92 m) overall/14'5" (4.40 m) X 9'5" (2.88 m)

Your viewing appointment is on \_\_\_\_\_

#### Additional information

Council Tax Band: C  
Local Authority: Barrow in Furness Borough Council  
Services: Mains gas, electricity, water and drainage  
Tenure: Freehold

EPC Rating = D

#### Your mortgage arrangements

Poole Townsend Solicitors Ltd are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Poole Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No. 647087.

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The photographs and images used to promote this property have been captured using a combination of a Giraffe 360 camera and/or a DSLR camera with a wide angle lens 10-20mm aperture or standard lens 18-55mm aperture.

Internet connection and speeds are available at  
<http://www.rightmove.co.uk/broadband-speed-in-my-area.html>