



**PRICE £395,000**

**34 INFIELD GARDENS, BARROW-IN-FURNESS, CUMBRIA, LA13 9JW**

This is a superb family property that offers impressive proportions and also an excellent level of finish throughout. The attractively decorated home has also been extended which has greatly improved the living space by adding to the kitchen and dining area by creating double doors also into the garden. There is a ground floor WC plus a separate laundry area, an impressive sized 5 piece bathroom and three double bedrooms. There is an open plan garden to the front and a private and fully enclosed garden to the rear with a lawn and extensive patio.



3



3



1



Double Garage  
& Driveway  
Parking



## Kitchen Area



### DIRECTIONS

**satnav users enter:** LA13 9JW, then the number 34

**what3words app users enter:** beaten.simple.choppy

### LOCATION

Infield Gardens is a large cul-de-sac of individually built properties, situated on the fringe of the town. This is considered to be a prime residential location in the town and sought-after by purchasers that are on the whole moving up the market. Connected to Abbey Road, the property is only a short commute away from many of the town's main amenities which include Hawcoat Park Sports and Social Club, Furness General Hospital, the historic Furness Abbey and amphitheatre, schools and also a regular bus service.

### DESCRIPTION

This beautifully presented and extended home sits on a great sized plot with level gardens to the front and rear, and open access onto a private double width driveway that also leads to an attached double garage with a remotely operated roller-shutter style door.

The property's accommodation is accessed through a large porch extension, where there is a decorative tiled finish to the floor, wall lights and a glazed internal door that accesses the main hallway.

The central hallway has an attractive finish to the floor, with open tread stairs ascending to the first floor bedroom accommodation. There is also built-in cupboard storage and doors accessing most of the living accommodation, plus a further door leading into the garage.

There is a two-piece ground floor WC with a modern suite which includes a fitted cupboard beneath the wash basin and a WC. There is a tiled finish to the wall areas and an overhead lantern-style skylight that fills the room with natural lighting.

Just across the hallway is a study, which would also make an ideal children's games room or possibly an occasional fourth bedroom.

The main living accommodation comprises an excellent sized lounge, which has a large window to the front elevation offering a great view of the garden and into the close. There is an attractive fireplace as the central focal point within this room which incorporates an inset fire with log-effect detailing, glass frontage and the benefit of a handheld remote control unit. The neutrally decorated room has coving around the ceiling and glazed panel doors that provide access into the adjacent dining space, where there is ample room for a larger sized dining table.



Lounge



## Bedroom One



There is open access from here leading into the extension at the rear of the property, where there is a cosy seating/TV area with double doors accessing the garden.

This area extends into the kitchen which has a stylish and modern range of units with a combination of finishes to the doors and trim, with a granite-effect laminate worktop that also forms a breakfast bar area. The kitchen is equipped to a high standard including a low-level oven with a five burner hob with splashback and cooker hood, an integrated warming drawer with a stainless steel finish to the drawer front, a built-in fridge and freezer and also a dishwasher unit beneath the twin bowl sink unit which has a pull and spray mixer tap.

Situated adjacent to the kitchen is the laundry room, where there is space for a condensing clothes dryer and plumbing for a washing machine. There is useful work surfacing above with a double wall-mounted cupboard with a boiler mounted to the wall alongside. There is a glazed external door leading into the rear garden.

The first floor landing has a high-level window over the stairwell which fills the area with natural light. There is also a loft hatch to the ceiling and doors leading to each of the three double bedrooms, and also into the impressive five piece bathroom.

The main bedroom is located at the front of the property where there are large built-in wardrobe units with bi-folding doors. There is a second slightly smaller double bedroom to the rear which also has built-in wardrobe furniture with full height sliding doors including a mirrored central panel. The third and final bedroom is also a generous sized double room that has a fine view into the cul-de-sac.

Completing the accommodation is the aforementioned impressive bathroom which is laid out in an L-shaped arrangement, with a decorative two-tone tiled finish to the walls and a complementary coloured finish to the floor. The sanitary ware includes a corner shower enclosure with a mixer shower, a freestanding bath with side mounted taps, a wash basin with cupboard and drawer storage beneath and a wall-mounted vanity mirror behind with integrated lighting, followed by a bidet and close-coupled WC. There are windows to the front and to the side elevations and also a feature glass block wall that provides part separation and screening alongside the shower area.

Externally, there are open plan gardens to the front where there is a well-tended lawn and a low-level clipped hedge to the boundary line. There is full external access to either side of the property leading into an equally well cared for and tended garden where there is a lawn, clipped trees/bushes and an extensive flagged patio where there is a timber pergola style structure attached to the rear of the garage to provide dappled shade over a portion of the patio.



**Five Piece Bathroom**



## Rear Garden Area



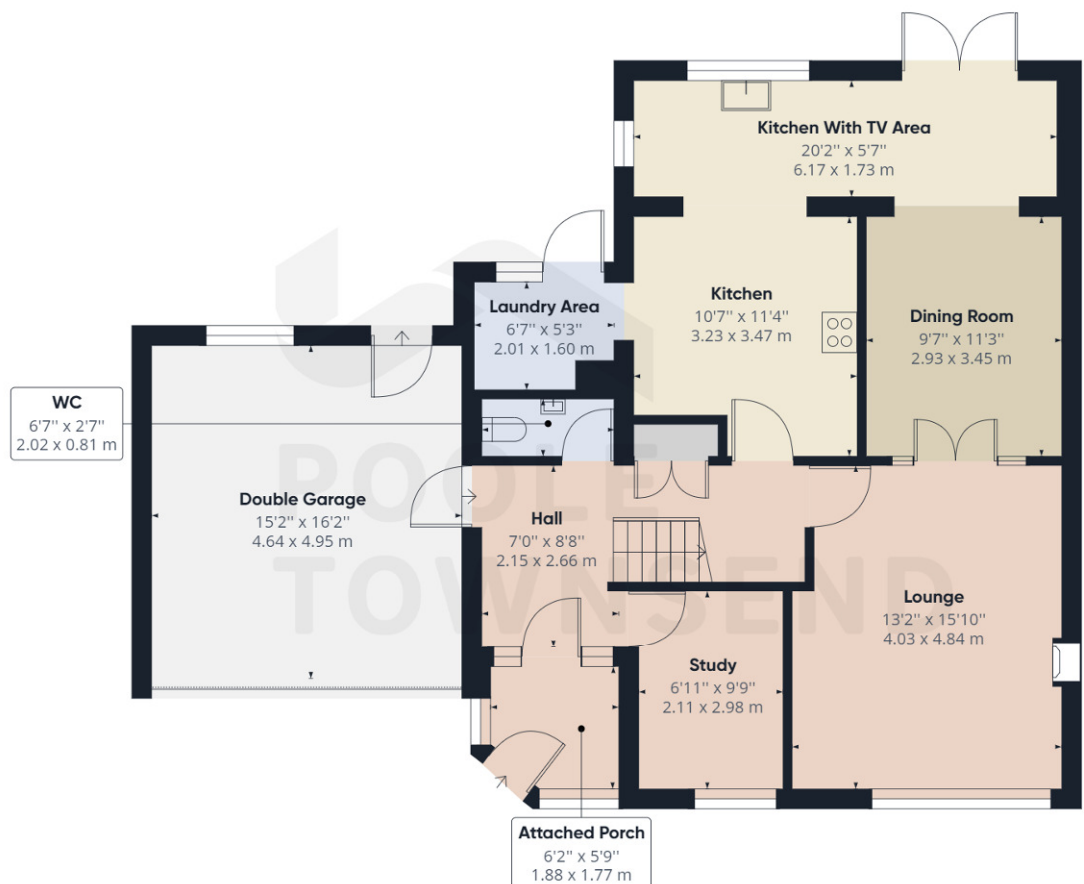
There is also a timber shed and a greenhouse, and external lighting, power and water connections are available within the garden.

The attached double garage has a roller-shutter style door to the front, power, lighting and a sink area to the rear with fitted base units beneath.

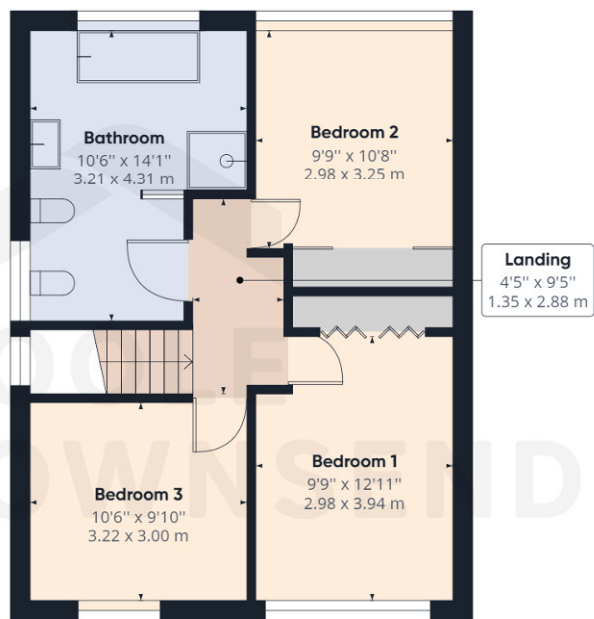
There is also a window to the rear elevation and stepped access via the door leading back into the property via the hallway.



Property layout



Ground Floor Building 1



Floor 1 Building 1



# You'll know when it feels like home



## MORTGAGES

Choosing the right mortgage can be a tricky proposition – but help is at hand. We negotiate mortgages every day for every type of buyer. So, whether you're a first-time buyer or a long-time homeowner, we can guide you through the process.

Call your local office or visit  
[www.pooletownsend.co.uk](http://www.pooletownsend.co.uk)



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

### Additional information

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

EPC Rating = C

### 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.

### Visit us at

[www.pooletownsend.co.uk](http://www.pooletownsend.co.uk)  
[enquiries@pooletownsend.co.uk](mailto:enquiries@pooletownsend.co.uk)

### We are open

Monday – Friday 9.00 – 5.00  
Saturday 9.00 – 1.00

Barrow 01229 811811  
Ulverston 01229 588111  
Grange 015395 33316  
Kendal 01539 734455  
Milnthorpe 015395 62044

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>

