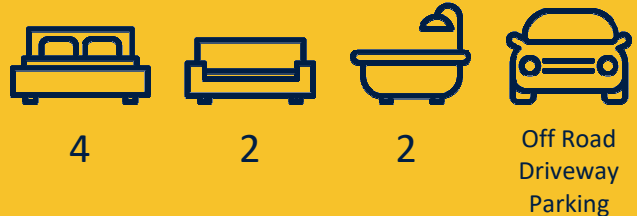




PRICE £395,000

26 ROSEWOOD GROVE, BARROW-IN-FURNESS, CUMBRIA, LA13 0UF

An immaculately presented and stunning semi-detached property with high quality accommodation throughout. The versatile accommodation is ideally suited for family purchasers, whilst boasting a highly sought-after and private residential location.



Lounge



DIRECTIONS

satnav users enter: LA13 0UF, then the number 26
what3words app users enter: marked.labs.flame

LOCATION

Rosewood Grove is a highly sought-after residential development situated on a modern Holbeck site to the edge of Barrow in Furness. This secluded setting within a cul-de-sac location provides access to a range of local amenities and further afield into the town.

DESCRIPTION

26 Rosewood Grove is a stunningly presented and impressively built semi-detached family home with versatile accommodation throughout set across two levels. The impressive modern styling complements the finish to the property, and will appeal to a wide range of potential purchasers including couples and family buyers.

The property is approached via ample off-road driveway parking to the front, which leads towards the front door and the 'up and over' garage door that accesses well-proportioned parking, storage or workspace.

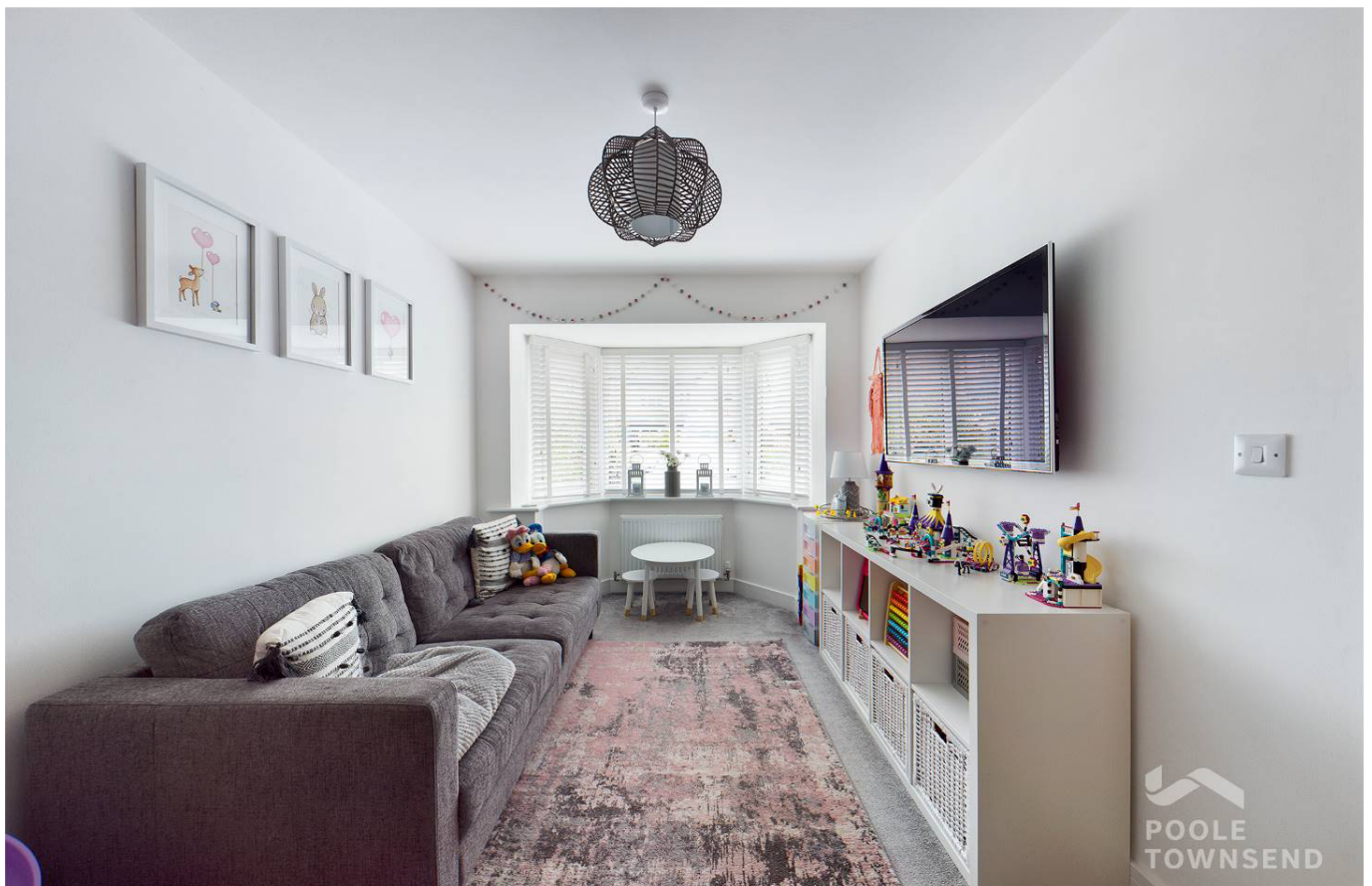
The entrance doorway leads into the hall that provides access to the majority of the ground floor accommodation, as well as stairs to the first floor landing.

The first room on your right-hand side is a versatile space which is currently used as a play room with a large walk-in storage area, but could easily be set up as a ground floor double bedroom with a walk-in wardrobe. There is a double glazed window to the front.

Adjacent to the play room/bedroom is a ground floor WC, whilst opposite is access to a large cloak/storage area with internal access to the garage which sits alongside the utility room. This provides a single surface with a stainless steel sink and drainer and a mixer tap over, as well as fitted base and wall-mounted storage units and additional recess space for a washing machine and dryer.

To the rear of the hall there is a doorway opening onto the impressive modern fitted kitchen/diner, which in turn provides double doors into the lounge.

The kitchen has two distinct areas, but provides a free-flowing open family space with a high quality modern fitted kitchen featuring a two sided work surface and central feature island all with base storage units, whilst the work surfaces benefit from wall-mounted high-gloss storage with fitted down lights beneath.



Play Room/4th Bedroom

Bedroom One (with en-suite shower room)



The kitchen also benefits from a four ring gas hob with an extractor hood over, an integrated double oven and space for a chest fridge freezer, as well as an under-mounted sink with a mixer tap set within a white granite work surface.

The room extends into a dining space with a table and chairs set adjacent to double glazed French doors which open out onto the rear garden area.

The lounge is utilised as the main reception space and provides a large room with a double glazed window looking out onto the rear garden, plus a wall-mounted television point. Please Note: the feature fireplace within this room will be removed before completion.

Stairs from the hallway lead up past a half landing onto the first floor landing, which in turn provides additional access to three double bedrooms and the modern fitted family bathroom.

The master bedroom provides large double proportions with a range of fitted storage cupboards and a Velux rooflight, as well as access into the en-suite shower room which comprises a shower cubicle with a wall-mounted mixer shower, a WC and wash hand basin.

The second bedroom is set to the rear of the property and provides a further large double bedroom with a sloped ceiling and double glazed Velux window to the rear

The third bedroom also provides large double proportions with a Velux window, and is currently utilised as a home office/work area with two dedicated workstations. This room could also easily be set up as a third double bedroom or a studio.

To the rear of the property there is a wide and varied garden area providing great proportions and versatile usage. There is a stone paved patio seating space and a pathway running across the rear of the property to a further large patio seating area, with access to a timber-built summerhouse and further play area to the side of the property.

The lawn extends to the rear boundary and leads to an additional pergola with a stone paved patio beneath and surrounding fenced boundaries.

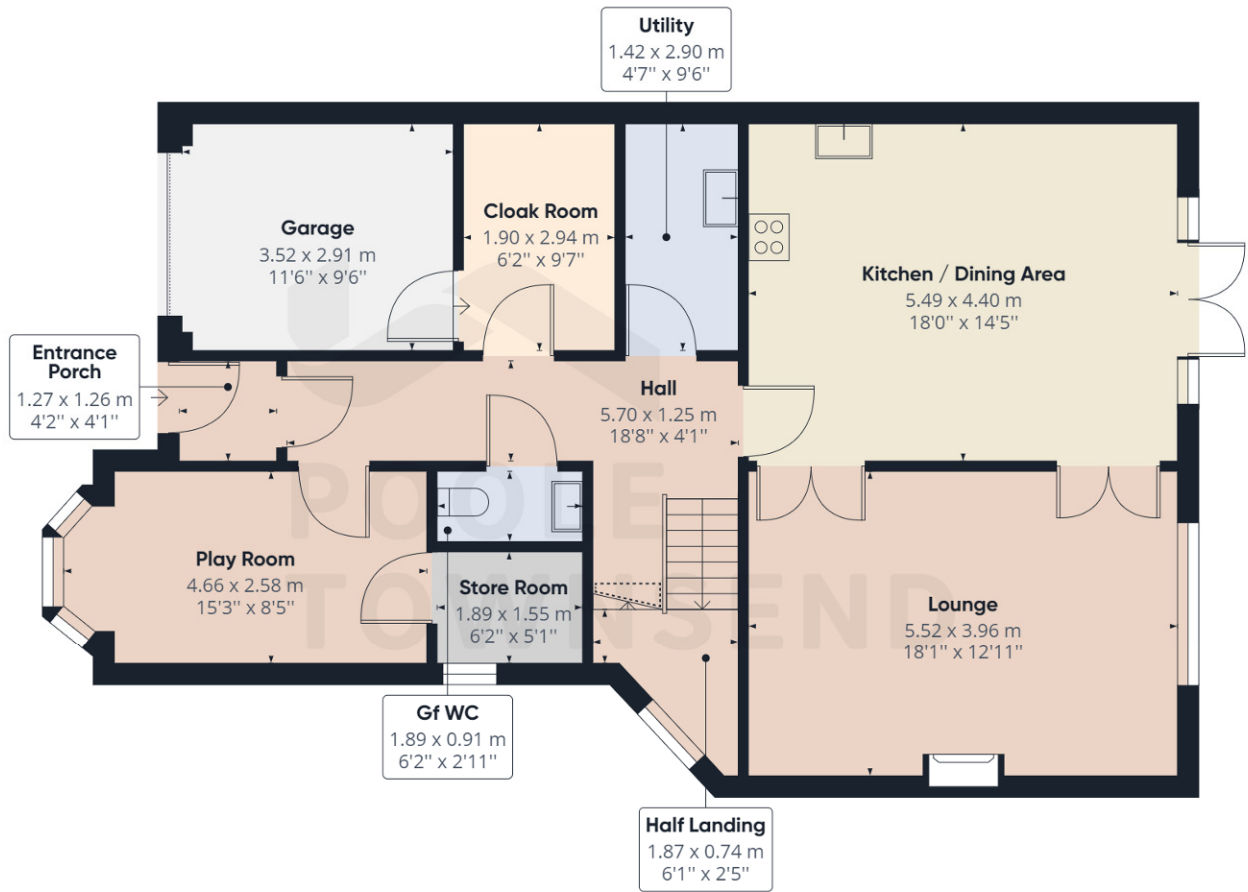


Family Bathroom

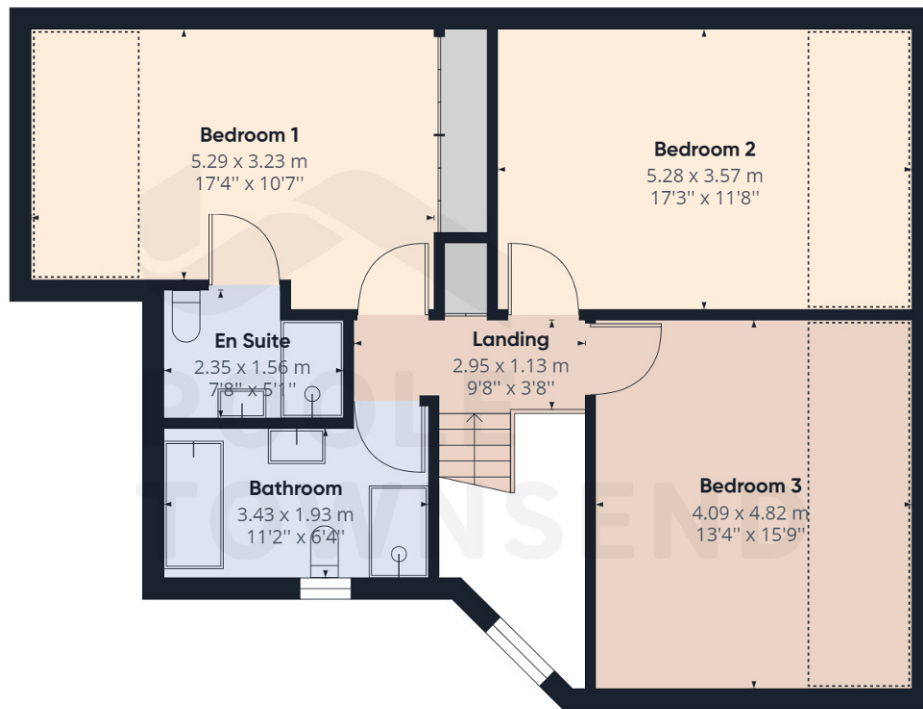
Rear Patio Area with Summerhouse



Property layout



Ground Floor Building 1



Floor 1 Building 1

You'll know when it feels like home



MORTGAGES

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Your viewing appointment is on _____

Additional information

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

EPC Rating = B

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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