



PRICE £389,950

11 CARLTON AVENUE, BARROW-IN-FURNESS, CUMBRIA, LA13 9AT

This is a substantial family home that has been recently extended, creating a stunning free flowing and open plan kitchen and dining space with a family room alongside. The property is well-proportioned throughout and also boasts an impressive loft conversion with a master bedroom with en-suite shower room. The property has generous sized gardens to the rear with a large composite-style deck, an external laundry room and a generous size driveway to accommodate a large family vehicle. The property also has a gas central heating system (new Baxi condensing boiler fitted in February 2022, with a 10 year guarantee) plus double glazing throughout.



4



2



2



Driveway
Parking

Family Room



DIRECTIONS

satnav users enter: LA13 9AT, then the number 11

what3words app users enter: entire.young.kind

LOCATION

Carlton Avenue is a prime residential location in the town, which is just a couple of minutes' walk away from the park with its landscaped gardens and recreational areas.

There is also a regular bus service available close by, with further amenities just a few minutes away in the car including an Aldi supermarket, Furness Academy, general convenience stores, off-licences, a chemist and Post Office services. The main town centre is just a short five minute drive along Abbey Road.

DESCRIPTION

There is open access from the road onto a private drive, where there is ample space for a larger sized vehicle to be parked off road. The front garden area is semi-enclosed and mainly laid to lawn with planted borders.

The entrance door opens into a vestibule area where there is an internal door leading into the main hallway which provides access to the two reception areas, kitchen and also onto the stairwell which leads up to the first floor landing area.

The family lounge is located at the front of the property and enjoys a naturally light position within the home. The nicely proportioned room has decorative coving around the ceiling, a shallow bay window to the front that overlooks the garden and a decorative fire surround with an ornate cast-iron style inset with tiled detailing and a gas coal-effect fire.

The adjacent family room has Karndean flooring and a feature fireplace with a tiled finish to the chimney breast and an inset log burning stove set within. There is open access from here leading into the dining area part of the extension, which is naturally light with skylights to the roof slope, windows and bi-folding doors to the rear (fitted with Hillarys push up blinds) leading into the garden. This area also features Karndean flooring.

This fabulous space flows round into the kitchen area which has a stunning finish with grey gloss cabinets with integrated fingertip-style handles and a contrasting coloured granite slimline work surface that extends throughout and also forms a breakfast bar area, boasting Karndean flooring throughout. There is concealed lighting beneath the wall-mounted cabinets, integrated appliances including a Neff double oven, combination microwave oven, Neff induction hob with a cooker hood above and a Zanussi dishwasher.



Kitchen/Dining Area

Bedroom Two (First Floor)



The kitchen also features an instant hot water tap plus there is space for a large American sized fridge/freezer within the larder unit.

An external door from the kitchen opens onto the side area of the decking where there is access to an attached store shed.

Completing the ground floor accommodation is the WC which has been created from the space below the staircase, and is fitted with a traditional two-piece suite.

The first floor landing area has a continuation of the staircase which leads up to the loft conversion, plus doors leading into the first three bedrooms and the family bathroom.

There are two large double bedrooms to this floor plus a single bedroom that may also be suited as a study.

The family bathroom has a four piece suite which includes a glazed quadrant-shaped shower enclosure, a panelled bath, WC and wash basin. The fitted cupboard alongside the shower provides storage as well as housing the gas central heating boiler.

The loft conversion includes a generous sized double room with a vaulted ceiling throughout, skylights to the front and rear elevations, access into eaves storage and also a much larger walk-in cupboard.

The master bedroom also has an en-suite shower room that includes a quadrant-shaped shower enclosure with a mixer shower fitted within, a WC and a wash hand basin. Natural light and ventilation are provided by the overhead skylight. The room has a ladder-style radiator and a further access panel into the eaves storage area.

Externally, the property has an excellent family sized garden to the rear, with extensive composite-style decking that runs across the rear elevation, and also alongside the external brick-built laundry room.

The laundry room has electric power and has fitted wall and base cabinets plus plumbing for a washing machine and a clothes dryer.

Behind the laundry room there is a wooden garden shed for storage of outdoor equipment, etc.

The main garden area is laid to lawn with raised planters and built-in bench style seating.

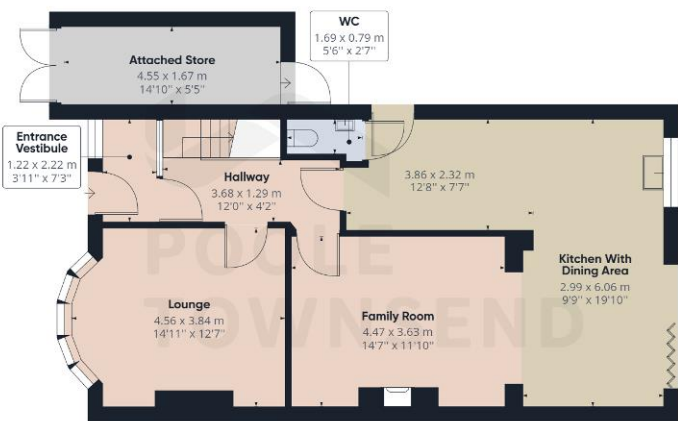


Bedroom One (Second Floor) – with en-suite shower room

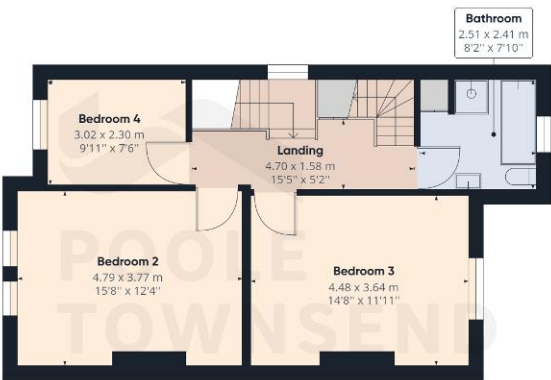
Rear Garden & Decking Area



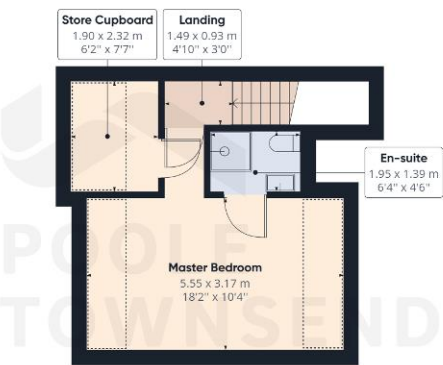
Property layout



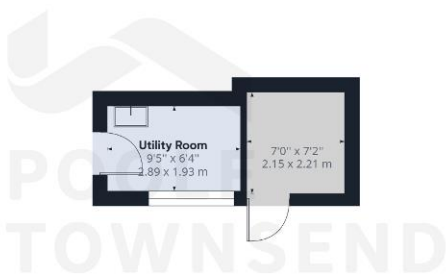
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

You'll know when it feels like home



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Additional information

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

EPC Rating = D

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