



PRICE £260,000

2 MIRFIELD CLOSE, BARROW-IN-FURNESS, CUMBRIA, LA13 9PU

This recently constructed home offers stylishly presented accommodation with a generous sized lounge and an impressive dining kitchen, with French style doors opening into the garden. The first floor provides the first two double bedrooms and family bathroom and then to the second floor, the master bedroom with an en-suite shower room plus a fourth bedroom which is a single room with space for a desk or drawers etc. The property also has a ground floor WC in addition to the first floor bathroom and en-suite.



4



1



2



Two Allocated
Parking Spaces

Lounge



DIRECTIONS

Satnav: LA13 9PU, number 2

What3words: jumped.gossip.anyway

LOCATION

Mirfield Close is a small development of townhouse style properties, offering accommodation extending over three floors. The property is only a short distance away from the local amenities which include a primary school that is just a short walk away, bus services, Post Office, convenience store and takeaway food outlets. There are also several schools that are just a short car journey away.

DESCRIPTION

The property has excellent 'kerb appeal' with a beautifully stocked garden area beneath the front window, along with stepped access to the entrance door with a handrail alongside.

The part glazed composite door opens into the hallway that leads onwards into the lounge, which is a great sized room that would be ideal for any family.

The central feature is the fireplace which offers clean lines with a contemporary surround, decorative pebble detailing and an electric fire element. The room also has a useful built-in cupboard below the staircase.



Beyond the lounge and walking into the inner hallway, there is open access onto the stairwell, access into the ground floor WC which is fitted with a traditional two-piece suite, and a further door which takes you into the kitchen.

The kitchen is an impressive room that offers ample floor space for a dining area alongside the glazed double doors, that offer a great view and direct access onto the patio. There is an extensive range of fitted units with a matte grey finish to the panelled door fronts and a marble-effect worktop with a matching upstand. The kitchen is equipped with an integrated fan-assisted oven, an induction hob with a stainless steel splashback and cooker hood, an integrated fridge and freezer, a full size dishwasher and a washing machine alongside the sink unit. The gas-fired boiler is concealed within the wall-mounted cabinet alongside the rear facing window that offers a great view along the entire length of the garden.

The first-floor landing has a second staircase that leads you up to the second floor accommodation, and doors leading into the first two double bedrooms and bathroom.

The front bedroom has a fitted double wardrobe with full height mirrored doors, internal shelving and a hanging rail. The room also has a lovely open view to the front.



Kitchen/Diner

Bedroom Two (First Floor)



The second bedroom is of similar proportions, and also benefits from having a fitted wardrobe with full height mirrored doors, internal shelving and a hanging rail. The room overlooks the rear garden.

The family bathroom is central to the first-floor accommodation and is fitted with a three-piece suite, including a dual head shower fitting over the bath with a glazed screen alongside, plus a close-coupled WC and a pedestal wash hand basin. There is also decorative tiling to the walls around the sanitary ware, a ladder-style radiator and an extractor fan unit to the centre of the ceiling.



The second-floor landing leads you to the master bedroom, which is a good sized double room that has lots of natural light flooding through the skylights to the rear. There is also plentiful built-in storage within the wardrobes, loft access and access into the en-suite shower room.

The shower room has a full three-piece suite, with the shower cubicle having a dual head shower fitting within. There is also a WC, pedestal wash basin and a wall-mounted ladder style radiator. There are floor-to-ceiling mirrored doors which slide open to reveal a large built-in cupboard with shelving space and light.

The fourth and final bedroom would make an ideal children's bedroom, nursery or home office. There is a single wardrobe unit with a high-level shelf and hanging rail and from the front window, a fabulous elevated view.

The enclosed rear garden offers a relaxing and private space, with a paved patio separated from the main garden with decorative balustrading and gate.

Maintenance is at a minimum, with the lawned area provided by artificial grass with a sloping flagged pathway leading up to a deck which has been utilised as a barbecue area.

There is also a shed to the uppermost part of the garden which is to stay, where there is also gated access to the parking area where there are two allocated parking bays.



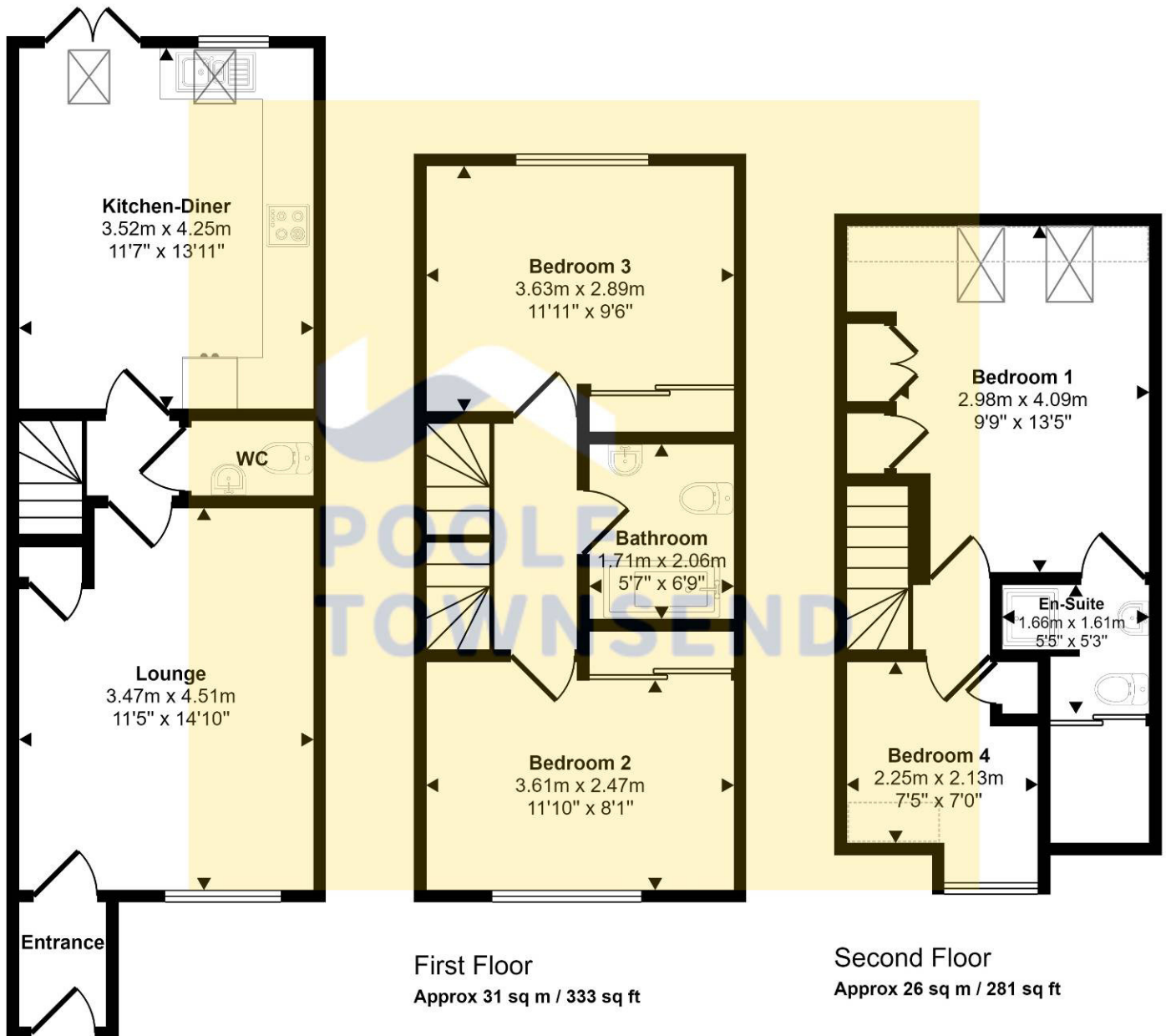
Bedroom One (Second Floor) with en-suite shower room

Rear Garden



Property layout

Approx Gross Internal Area
93 sq m / 1006 sq ft



Ground Floor
Approx 36 sq m / 392 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Additional information

Council Tax Band: B
Local Authority: Westmorland and Furness Council
Services: Mains gas, electricity, water and drainage
Tenure: Freehold

EPC Rating = B

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