



POOLE
TOWNSEND



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PRICE £274,950

9 LITTLE CLOSE, BARROW-IN-FURNESS, CUMBRIA, LA13 0SW

This fabulous family home is situated in a modern development, boasting lovely elevated views from the first floor rear bedrooms. The accommodation is beautifully presented, and has been upgraded and also significantly extended by the current homeowner, creating an impressive open plan kitchen arrangement with bi-folding doors to access the garden. There is also a stylish family bathroom in addition to the ground floor WC. The property also has updated uPVC framed windows and a gas-fired central heating system.


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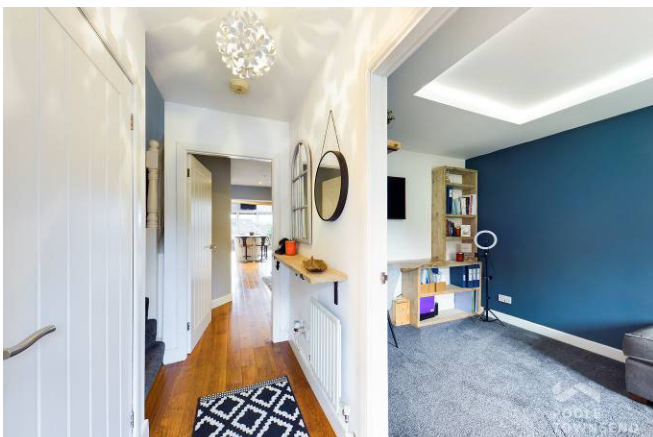


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Garage &
Two
Driveways

Open Plan Lounge and Kitchen Areas



DIRECTIONS

satnav users enter: LA13 0SW then number 9

what3words app users enter: actor.pokers.native

LOCATION

Little Close is a cul-de-sac that is situated in a large, modern development on the outskirts of Barrow. The nearby area of Roose offers a bus service and railway station, Tesco Metro, Post Office/convenience store and also a primary school. Just a short distance further there are further schools, pubs and shops etc.

DESCRIPTION

Number 9 is situated at the end of the cul-de-sac, benefitting from a quieter position with no passing traffic. There is open access to the front of the property where there is off-road parking for a single vehicle. There is additional off-road parking for one more vehicle in front of the garage which is just opposite the front of the property.

As you enter the house via the hallway, there are three doors that lead you into the lounge, ground floor bedroom or family TV room, and also into the two-piece WC that also has a hand basin and a window unit behind.

The ground floor bedroom could also be used as a family television room, an office or children's playroom.

The main family lounge is central to the ground floor living accommodation, offering excellent proportions and also open access into the impressive kitchen that has been added to the rear of this property. Within the lounge, there are contemporary/vertical style radiators and also a wall niche to accommodate a flat screen television.

There is also access into the laundry room where there are fitted base units and drawers and a single drainer sink set within the work surface above, plus plumbing for a washing machine and space for a clothes dryer. There is a high-level window with an extractor fan above along with a wall-mounted boiler.

The kitchen is our favourite room in this property, boasting a naturally light and contemporary styled space with large roof lights to the vaulted ceiling which has multiple inset lights and also an integrated speaker system.



Kitchen/Diner

Bedroom One



This room also offers a seamless connection with the garden with glazed bi-folding doors to the rear. There is a large expanse of work surfacing which is formed by an oak work surface that extends to the large central island that also provides breakfast bar dining. There is an inset stainless steel sink with a side bowl and mixer tap behind, an induction-style hob to the central island plus twin fan assisted ovens and an opening to accommodate a large American-style fridge/freezer.

The first floor landing has a built-in storage cupboard, loft access and doors leading into the three bedrooms which includes two double rooms, plus a third bedroom that could provide space for a single bed, drawers and wardrobe, or alternatively just a double bed with a bedside cabinet.

Completing the accommodation is the bathroom, which has a panelled bath with side mounted taps, a dual head shower and glazed screen alongside. There is also a wash basin with fitted cupboards beneath and a WC alongside with concealed cistern. There is a tiled finish to the walls and to the floor, a ladder-style radiator plus a ceiling mounted extractor system.

Externally, there are two separate areas to park a vehicle off road, with one to the front of the house and the second in front of the garage.

There is a path which runs alongside the property leading to the rear garden which has a stepped path running alongside the lawn leading down to the two tier deck which offers a fantastic place for entertaining and outside dining.

There is an easy to manage raised flower bed alongside the bi-folding doors of the kitchen that has been lightly planted, and finished with decorative slate chippings and railway sleeper edging.

TENURE

Freehold.



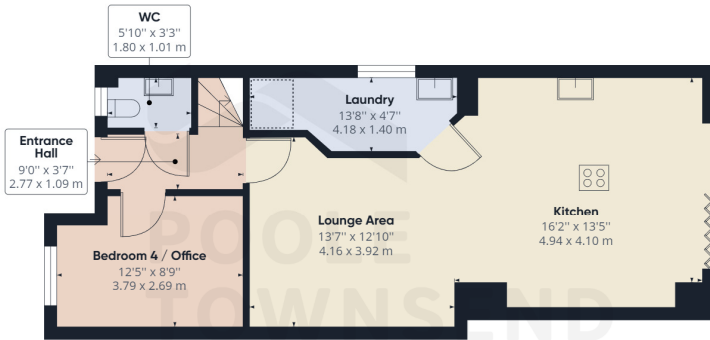
Bathroom



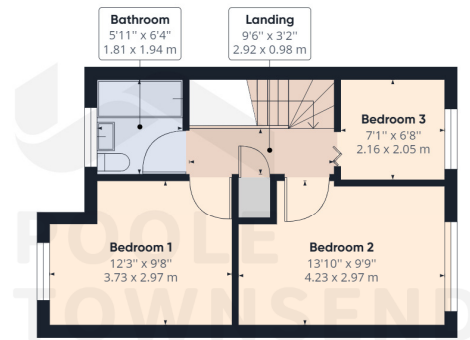
What we love about the property...

“For us, it must be the open plan lounge and kitchen that offers the wow factor for a family who enjoys each’s company, and perhaps also entertaining.”

Property layout



Ground Floor Building 1



Floor 1 Building 1



You'll know when it feels like home



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Additional information

Council Tax Band: C
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.

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Internet connection and speeds are available at
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