

JH
Homes

£400,000



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GARAGE &
PARKING

Aurora, Askew Gate Brow, Kirkby-in-Furness, Cumbria, LA17 7TE

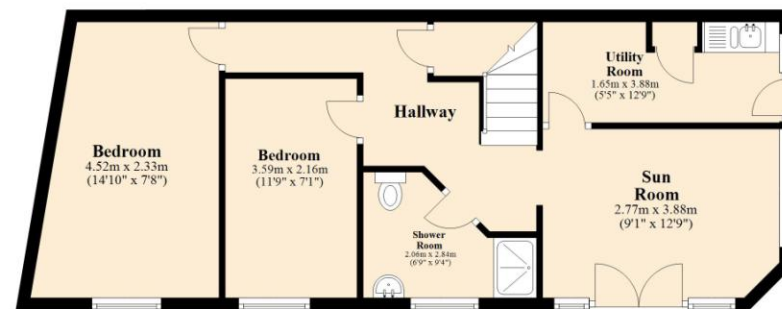
For more information call **01229 445004**

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Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Ground Floor

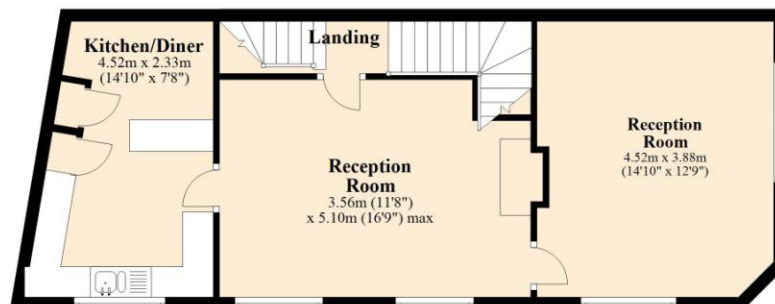
Approx. 53.6 sq. metres (576.6 sq. feet)



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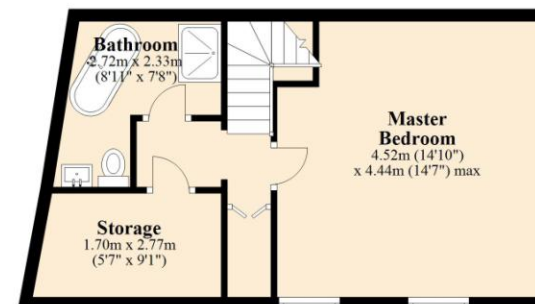
First Floor

Approx. 53.6 sq. metres (576.6 sq. feet)

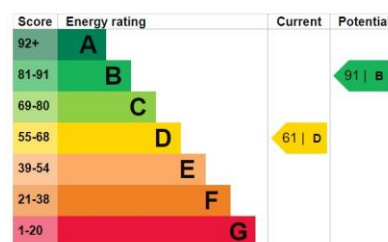


Second Floor

Approx. 36.2 sq. metres (389.8 sq. feet)



Total area: approx. 143.4 sq. metres (1543.0 sq. feet)



Estate Agency Act 1979

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Enjoying far reaching views towards the Duddon Estuary, this deceptively spacious three bedroom family home is situated within a no-through road providing spacious accommodation conveniently laid out over three floors. Comprising of sun room, utility room, central hall, shower room and two bedrooms to the ground floor. Two separate reception rooms and kitchen/diner with encapsulating views towards Black Combe and Lake District Fells to the first floor and master bedroom and stylish bathroom with four piece suite to the second floor. The exterior has gardens to the front, artificial grass to the side ideal for a hot tub, driveway to provide off road parking for two vehicles, detached garage with workshop. The property has many features and is discreetly positioned in this popular village.



DIRECTIONS

Proceeding into Kirkby-in- Furness along the A595 take a left hand turning sign posted to the station, continue along this road and as the hill drops down towards the station on the left hand side is a driveway with a bench on the junction. Turn into this driveway and continue to the end where Aurora will be facing you.

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: South Lakeland District Council

SERVICES: Mains drainage, gas, water and electricity are all connected.





Brick paved off road driveway parking with double gates provides access to the garage and further brick paved path leads to the front garden area with access to the property. Pathway leading to wooden double doors which open into:

SUN LOUNGE

9' 1" x 12' 9" (2.77m x 3.89m)
Slate wall with featured alcoves, tiled floor throughout, wooden finish to ceiling, radiator and power points. Access through to central hall and utility room.

UTILITY ROOM

5' 5" x 12' 9" (1.65m x 3.89m)
Adjacent to the sun lounge with fitted base and wall units, worktop surface over incorporating one and a half sink and drainer with mixer taps and splash back tiling. Space for fridge/freezer and plumbing for washing machine.

HALL

Access to stylish shower room, two bedrooms, under-stairs storage and stairs leading to the first floor.



GROUND FLOOR SHOWER ROOM

6' 9" x 9' 4" (2.06m x 2.84m)
Three piece suite in white comprising of walk in shower with large tray and fixed rainfall shower head, low level WC and pedestal wash hand basin. Tiled to full height to all sides with midnight blue tile to midway height and white tiling above. Traditional heated towel rail/radiator combination, over head lighting, extractor fan and double glazed window to the front elevation with fitted blind.

BEDROOM

14' 10" x 7' 8" (4.52m x 2.34m)
Double glazed window to the front providing views over the front garden area to the fells in the distance. Laminate flooring throughout, coving to ceiling, TV, phone point, power points, radiator and overhead lighting controlled by a dimmer switch.

BEDROOM

11' 9" x 7' 1" (3.58m x 2.16m)
Currently laid out as a study with double glazed window to the front elevation providing views towards the fells. Coving to ceiling, TV and power points, single wall mounted radiator as well as multi point spot lights. Stairs from hallway leading to the first floor landing.

FIRST FLOOR LANDING

Semi-circular arched window with brick borders looking out to the rear. Coving to ceiling, central lighting and providing access to the second reception room and further stairs to second floor.

RECEPTION ROOM

14' 10" x 12' 9" (4.52m x 3.89m)
Naturally light due to two double glazed windows with amazing outlook providing panoramic views stretching from the fells to the estuary, in addition to two double glazed velux windows. Centering around gas fire built into a red brick exposed wall with display mantle and hearth.

RECEPTION ROOM

11' 8" x 16' 9" (3.56m x 5.11m)
Further living room with multi fuel burner and solid stone hearth. Exposed floorboards throughout, feature wooden support beam and further benefits to include tv point, power points, wall mounted lighting and radiator. Internal doors provide access to the kitchen and reception room.

KITCHEN/DINER

14' 10" x 7' 8" (4.52m x 2.34m)
Fitted with a range of fitted wooden base, wall and drawer units with additional island work surface offering fitted base units beneath for extra storage. 'L' shaped work surface with a one and a half bowl sink unit and drainer with mixer taps. Splash back tiling, fitted oven and electric hob with extractor hood over. Integrated fridge, recess lighting to units, overhead light, power points, phone point, TV points and double glazed window to the front providing wide ranging views to the fells beyond.

Adjacent to the kitchen open access to a dining area which contains a dining table, chairs and bench for seating and is situated under two Velux windows to the rear. Stairs from the first floor landing providing access to the second floor which in turn provides further access to the master bedroom, bathroom, cupboards storage and access to the eaves. The second floor landing has a Velux.

MASTER BEDROOM

14' 10" x 14' 7" (4.52m x 4.44m)
Recess spotlights and two double glazed windows to the front elevation with continual views to the fells.

BATHROOM

8' 11" x 7' 8" (2.72m x 2.34m)
Stylish bathroom fitted with a four piece suite comprising of separate shower cubicle, pedestal wash hand basin, low level WC and free standing roll top bath with central taps and shower attachment. Shaver point, recess spot lights to the ceiling, extractor fan and velux window.

EXTERIOR

To the front of the property is brick set off road parking and a garage. A path from the driveway parking leads to the front garden area. The garden area contains a front lawn with gravel border and outer planting border and to the side of the property is artificial grass, ideal area for a hot tub and to enjoy outdoor living.

GARAGE

11' 8" x 21' 1" (3.56m x 6.43m)
The garage is a single block built detached garage with up and over door. Suitable for storing a single vehicle or as a further storage area. There is a window to the side aspect, electric light and power and also provides doorway access to a rear work area.

REAR WORK AREA

11' 8" x 10' 2" (3.56m x 3.1m)
This area can be used as a work shop as provides electric, light and power, work surfaces and door way access to the side from the front garden area.