



Total area: approx. 135.3 sq. metres (1456.0 sq. feet)

DIRECTIONS

On entering Broughton from the Ulverston direction following signs for local traffic. From the brow of the hill with the school on your right drop down the hill and take the first turn on your left into Foxfield Road. Proceed for a short while and the property is on the left.

The property can also be found by using the following "What Three Words" <https://what3words.com/hillside.bogus.bleat>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: When built the property will be assigned a council tax band.

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including gas, electric, water and drainage. Underfloor heating to the ground floor level.

PLEASE NOTE: Utility area and downstairs bathroom waiting on completion to be able to be photographed.



Estate Agency Act 1979
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



Gilpin House, Foxfield Road,
Broughton-in-Furness, LA20 6EZ

For more information call **01229 445004**

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Substantial modern detached property that is nearing the stages of final completion with the possibility of some personalisation available depending on build stage. Finished to an excellent standard throughout with the ability for a choice of kitchen from the developers range as well the styling to the master bedroom. Offering versatile, spacious family accommodation in the heart of the popular Lakeland Village of Broughton-in-Furness and comprises of hall, lounge which is open plan to a kitchen/diner, study/snug, utility room, ground floor WC and four excellent bedrooms the master with an ensuite and family bathroom to the first floor. Complete with off road parking and gardens in the process of landscaping which border open farmland to the rear.



Accessed through a modern composite door with double glazed insert into:

ENTRANCE HALL

Tiled floor, excellent oak and glass staircase leading to first floor, inset LED lights to ceiling and modern wooden doors to study/snug and lounge.

LOUNGE

14' 5" x 12' 7" (4.39m x 3.84m) widest points
Insight LED modern lighting to ceiling, provision for media wall with the ability for TV to be mounted to the wall with concealed wiring for sockets and aerial point. Full length uPVC double glazed Bay window to front with an open aspect and open access to kitchen/diner.

KITCHEN/DINER

12' 0" x 21' 11" (3.66m x 6.68m)
Excellent sized room with two sets of PVC double glazed patio doors giving access to and overlooking the rear garden area and countryside beyond. Extractor fan to be cited over the central island which is to be fitted and modern wooden connecting door to utility. The listing price includes a choice of kitchen from the developers range.

STUDY/SNUG

9' 10" x 8' 2" (3m x 2.49m)
Full length uPVC double glazed window to front and continuation of tiled floor from the hall, electric light, power points and modern wooden door to utility room.

UTILITY ROOM

11' 6" x 5' 9" (3.51m x 1.75m)
Double glazed door to the side of the property, central heating boiler for the hot water and heating system, space for units, work surface to be fitted and under counter plumbing for washing machine. Door to ground floor WC and kitchen.

WC

4' 9" x 5' 9" (1.45m x 1.75m)
WC, wash hand basin and uPVC double glazed window.

FIRST FLOOR LANDING

Modern wooden doors to bedrooms and family bathroom.

MASTER BEDROOM

14' 4" x 11' 4" (4.37m x 3.45m)
Double room situated to the rear with modern tall, anthracite shaded radiator, ample light and power. Set of PVC French doors offering a fabulous aspect down the garden to the field beyond with a Juliet balcony to be fitted. Wooden door on rollers to the en-suite shower room.

ENSUITE

5' 9" x 7' 2" (1.75m x 2.18m)
Fitted with a modern suite comprising of glazed shower cubicle with thermostatic shower flexi track spray and fixed rain head shower, WC with push button flush and stylish wash hand basin with mixer tap inset to unit with storage space. Modern panelling to shower splashback, tiling to floor, inset lights to ceiling, extractor fan, uPVC double glazed window and chrome ladder style radiator.



BEDROOM

12' 2" x 10' 6" (3.71m x 3.2m)
Further double room situated to the front with tall column anthracite shaded radiator, uPVC double glazed window giving a lovely aspect over the village and countryside beyond including the Lakeland Hills in the distance.

BEDROOM

12' 6" x 8' 10" (3.81m x 2.69m)
Double room situated to the front with uPVC double glazed window giving a similar outlook to the front and anthracite shaded radiator.

BEDROOM

8' 10" x 8' 0" (2.69m x 2.44m)
UPVC double glazed window, anthracite shaded radiator, electric light and power.

BATHROOM

8' 8" x 8' 10" (2.64m x 2.69m)
Will be fitted with a four-piece suite in white comprising of bath, shower, wash hand basin and WC. UPVC double glazed window to rear with patterned glass pane and extractor fan.

EXTERIOR

Advantage of off road parking to the front. It will offer a good amount of space including the side garden and in its elevated position above the road will offer reasonable screening and sunny elevations. Access to the far side leading to the rear and to the side door into the utility room. The rear garden will offer a lower patio area with flagged topped stone retaining wall and steps leading to an upper garden area. The upper garden has yet to be cleared but will offer a pleasant seating space bordered by farmland to the rear.

