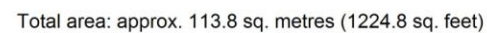


Approx. 113.8 sq. metres (1224.8 sq. feet)



From Dalton Bypass take the roundabout signposted Askam. Proceed along the road and continue as though going towards the railway station, follow the road round as you enter onto Ireleth Road, Continue along here and just before the turning for Abbey Heights there is a drive with access to Driftwood.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.



**£400,000**



2



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2



## GARAGE & PARKING

Driftwood, Ireleth Road,  
Askam-in-Furness, LA16 7JD

For more information call **01229 445004**

**2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN  
www.jhhomes.net or contact@jhhomes.net**



Excellent detached bungalow of spacious proportions set on a generous plot which has been completely renovated and modernised to offer a stylish modern property in an excellent position within the popular village of Askam in Furness. Offering accommodation suited to a range of buyers, including the family purchaser comprising of entrance hall, lounge, fully fitted kitchen, utility room, dining room, four bedrooms, one of which has an en suite, spacious bathroom and separate WC. Complete with ample parking, detached garage and useful summer house further complementing this lovely home. Gas fired central heating system as well as photovoltaic panels to the roof. In all a superb opportunity that will be suited to a wide range of buyers with early viewing both invited and recommended to appreciate this stylish and comfortable home.



Accessed through a feature front door with arched and leaded upper pane opening into:

**ENTRANCE HALL**

15' 9" x 4' 11" (4.81m x 1.51m)  
'L'-shaped room with light wood grain effect flooring, high level electric meter cupboard with circuit breaker control point, radiator, inset lights to ceiling and modern wooden internal doors.

**LOUNGE**

18' 1" x 12' 2" (5.53m x 3.73m)  
Set of PVC double glazed French doors and matching side windows opening to rear garden, open access to kitchen and a further set of double modern wooden glazed doors to dining room. Central media wall feature with fitted TV and low level inset electric fire, two radiators and inset lights to ceiling.

**KITCHEN**

11' 3" x 9' 3" (3.44m x 2.82m)  
Attractive, modern and stylish kitchen fitted with a range of base, wall and drawer units with light pattern work surface over incorporating one and a half bowl sink and drainer with mixer tap. Integrated dishwasher, fridge freezer, Bosch electric oven and gas hob with glass splash back and cooker hood over. Light wood grain laminate flooring, modern column radiator and inset lights to ceiling. UPVC double glazed window and glazed modern wooden door to utility.

**UTILITY ROOM**

5' 11" x 9' 9" (1.8m x 2.97m)  
Three uPVC double glazed windows and PVC double glazed stable style door to rear. Base cupboard with work surface over incorporating one and a half bowl sink and drainer with mixer tap. Recess and plumbing for washing machine and space for dryer. Wall mounted Baxi boiler for the central heating and hot water systems, radiator and laminate flooring.

**DINING ROOM**

16' 0" x 10' 6" (4.88m x 3.2m) inc bay  
Rectangular uPVC double glazed bay window and two uPVC double glazed windows to side. Radiator, electric light and power and wooden door to bedroom.

**BEDROOM**

8' 8" x 10' 2" (2.66m x 3.10m)  
Double room with uPVC double glazed window to front overlooking the front garden area. Radiator, electric light and power. Door to ensuite.

**ENSUITE**

8' 2" x 2' 10" (2.49m x 0.86m)  
Three piece suite in white comprising of WC, wash hand basin inset to vanity unit with mixer tap and shower with glazed door with flexi track spray and fixed rain head shower. Ceiling light, extractor fan, radiator, uPVC double glazed window and access to loft.

**BEDROOM**

11' 10" x 12' 2" (3.61m x 3.71m)  
Double room situated to the front of the property with radiator and ceiling light point. UPVC double glazed window offering a pleasant aspect towards the front garden area and drive.

**BEDROOM**

8' 11" x 11' 2" (2.73m x 3.42m)  
Further double room with uPVC double glazed window to front offering a pleasant aspect to the front garden, radiator, electric light and power.

**BEDROOM**

8' 2" x 6' 2" (2.49m x 1.89m)  
UPVC double glazed window to side, radiator, electric light and power.



**BATHROOM**

6' 7" x 11' 11" (2.03m x 3.65m)  
Modern four piece suite comprising of panelled bath with side mounted mixer tap and shower fitment, glazed shower cubicle with fixed rain head shower and flexi track spray, low level WC and wooden washstand with twin circular wash bowls and mixer taps with mirror to wall. Attractive tiling to three walls, modern panelling to ceiling with inset LED lights, extractor fan and tall chrome ladder style towel radiator.

**WC**

5' 4" x 2' 11" (1.65m x 0.91m)  
Low level, WC with sink inset to cistern and mixer tap. Radiator, uPVC double glazed window and extractor fan.

**EXTERIOR**

Positioned on a generous plot which has been landscaped and greatly improved by the current owner. The property offers an excellent sized gravel driveway and turning space with flagged driveway to side leading to a detached garage. The flags extend to a pathway leading around the front of the property. The front garden is laid to lawn with borders stocked with mature trees, shrubs and bushes and bark chippings the lower part of the garden. To the far side is a slate chip path with further bark chipping border area leading to the rear garden. The rear garden is spacious and well presented with a slate shingle seating area, bark chipping borders and area of lawn with sleepers to the perimeter leading onto a further upper garden area with trees and bushes. To the side of the lawn, there is access to a lovely summer house.

**GARDEN ROOM**

9' 1" x 11' 8" (2.77m x 3.56m)  
Twin opening doors, electric light and power.

**GARAGE**

19' 5" x 8' 7" (5.94m x 2.62m)  
Electric remote controlled operated up and over door, personal door to side, electric light, power and two uPVC double glazed windows.

