

FREEHOLD



69 SIR JOHN BARROW WAY,  
ULVERSTON,  
LA12 9SZ

£355,000

#### FEATURES

- |  |  |
|--|--|
| Stylish Detached Bungalow                | Two Double Bedrooms                                |
| At The Head Of A Cul-de-Sac              | Stylish Four Piece Bathroom                        |
| Well Appointed and Presented             | Drive & Garden To Front                            |
| Attractive Modern Breakfast Kitchen      | Enclosed Grassed Garden To Rear                    |
| Lounge/Diner With French Doors To Garden | Lovely Property Offered Vacant With No Upper Chain |



1



1



2



Off Road  
Parking



A beautifully presented modern detached bungalow set in a quiet cul-de-sac position on this most popular residential location. This stunning property has been lovingly cared for by the current owner since purchased from the developers (Oakmere Homes) and is reluctantly offered for sale due to work relocation. The property is presented to an exceptional standard, with light inviting decor, carpeting and a good standard of fittings throughout. Gas fired central heating system, uPVC double glazing and accommodation comprising of hall, breakfast kitchen, lounge/diner, two double bedrooms and a four piece bathroom. With brick set driveway parking, electric EV charging point and an enclosed rear garden, it offers a perfect "Turnkey" property suited to a wide range of buyers. In all a superb opportunity ready for early occupation with internal viewing highly recommended to appreciate this most comfortable and stylish home.

Accessed through a composite double glazed front door with pattern glass upper panes opening to:

#### **ENTRANCE HALL**

Inviting space with light neutral décor, radiator, two ceiling light points and an integrated smoke alarm. There are modern wooden internal doors giving access to all rooms and an access point to the loft.

#### **LOUNGE/DINER**

*13' 0" x 16' 5" (3.96m x 5m)*

A lovely well-proportioned room, situated to the rear of the property that has light attractive and neutral decor with two ceiling light points. Two radiators, a set of PVC double glazed French doors with blinds opening to the rear garden and a uPVC double glazed window with blind. An attractive

room with a door to an excellent storage cupboard complete with coat hooks, ideal for general storage purposes, ironing board, vacuum cleaners, etc.

#### **KITCHEN/BREAKFAST ROOM**

*9' 3" x 11' 8" (2.82m x 3.56m)*

An extremely well-appointed room fitted with a modern range of base and wall cupboards and units comprising of cupboards and drawers with integrated appliances, including an induction hob with cooker hood above and glass splashback, an eyelevel Neff microwave and a low-level electric double oven. Built-in fridge/freezer and dishwasher with matching decor panel, recess and plumbing for a washing machine and a cupboard concealing the Worcester boiler for the central heating and hot water systems. Light pattern

worksurface with matching upstand, stainless steel sink unit in front of uPVC double glazed window and woodgrain effect laminate flooring. There are LED lights to the ceiling, a radiator, integrated smoke alarm and space for a breakfast table.

#### **BEDROOM**

*14' 8" x 8' 9" (4.47m x 2.67m)*

Double room situated to the rear of the property with light neutral decor, radiator and power sockets including USB points. UPVC double glazed window to the rear with blind looking towards rear garden.

#### **BEDROOM**

*11' 0" x 8' 10" (3.35m x 2.69m)*

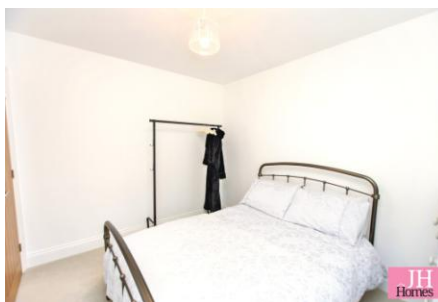
Situated to the front of the property with uPVC double glazed window with blind, radiator and further light neutral décor. An additional excellent double bedroom.

## BATHROOM

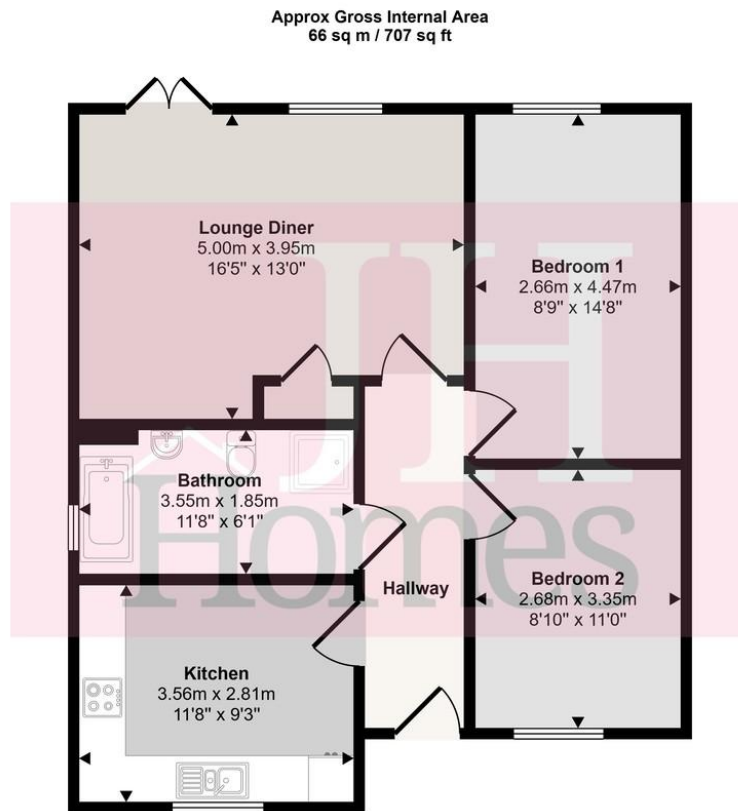
Modern and stylish four-piece suite presented with woodgrain effect laminate flooring and attractive tiling to the splashback and shower cubicle. Panel bath with central mixer tap, wall hung wash hand basin with mixer tap, WC with pushbutton flush and glazed shower cubicle with thermostatic shower, fixed rain head and Flexi track spray. An electric shaver point and chrome ladder style radiator complete this well-appointed bathroom.

## EXTERIOR

To the front of the property a brick sett drive offering parking with an electric vehicle charging point, grassed area to one side and gated access to the right leading to the rear garden. The rear garden is further laid to grass with paths around the perimeter and a flagged patio area by the French doors connecting to the lounge. The garden is enclosed and fenced with a side gravel area, perfect for storage of bins, garden storage shed, etc. A pleasant garden offering great potential for further landscaping that compliments this well-presented bungalow.







Floorplan

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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#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

#### DIRECTIONS:

From our office proceed to County Road. Turn left at the traffic lights from Queen Street and proceed straight ahead at the Tank Square roundabout. Take the right turn into North Lonsdale Road and continue underneath the railway bridge before taking a right and turn into Monument Way. Take your first left into Sir John Barrow Way, following the road to the left and turn second right, where the property can be found at the end of the cul-de-sac on the left.

The property can also be found by using the following "What Three Words" What3Words

<https://w3w.co/crossings.slacker.liquid>

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

