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GARAGE &  
PARKING

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Beautifully appointed detached family home set in this most popular and sort after location within the village of Askam and offers an extremely well presented at home with a high standard of internal decor, modern kitchen and sanitary wear that is suited to a range of buyers including the family purchaser. Comprising of entrance porch, lounge, dining room, kitchen, conservatory, utility room and WC to the ground floor with four bedrooms, the master having an ensuite and four piece family bathroom to the first floor. Set on a lovely plot with off road parking, integral garage and lovely enclosed rear garden that offers a good degree of privacy. Offering convenient access to the beach and the amenities of Askam, as well as being a short drive away from Barrow-in-Furness, Dalton & Ulverston and a good access point to the southern and western Lake District national parks. All in all an excellent family home in a lovely situation with early viewing both invited and recommended.



## DIRECTIONS

Leaving Ulverston along the A590 heading towards Dalton. At the first roundabout at the top of Melton Hill take second right and continue following the road until the next roundabout, take the third exit heading towards Askam. Follow the road along turning left after the brickworks into Lots Road. Continue along the road and around the sharp right-hand bend. Turn immediately left onto New Road then second right onto Parklands Drive, follow the road to the end and turn left onto Avocet Crescent where the property can be found on the Left.

The property can be found by using the following <https://w3w.co/duty.thumb.diplomas>

## GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains Gas, Electric, Water & Drainage are all connected.









Accessed through a modern composite door with leaded and pattern glass pane and matching side window. Opening to:

**PORCH**

Engineered wood flooring, modern wooden door with glazed upper section and window to side and opens directly to:

**LOUNGE**

17' 9" x 17' 5" (5.41m x 5.31m)  
Central fireplace feature with marble surround, concealed lighting inset to chimney breast housing a feature living flame, coal effect gas fire. UPVC double glazed bay window to front with blind, set of modern wooden double, glazed doors to dining room and stairs to first floor with understairs cupboard. Radiator, two wall light points and ceiling light point.

**DINING ROOM**

10' 7" x 8' 0" (3.23m x 2.44m)  
Open to the kitchen with PVC double glazed, patio doors to conservatory, ceiling light point and radiator.

**CONSERVATORY**

11' 8" x 9' 6" (3.56m x 2.9m)  
Low brick wall, uPVC double glazed frames with blinds around the sides and double-glazed self-cleaning glass roof. Set of French doors open to the deck and garden, radiator, wood grain effect laminate flooring, spotlight cluster to ceiling and power sockets.

**KITCHEN**

10' 7" x 9' 2" (3.23m x 2.79m)  
Fitted with an attractive range of modern base, wall and drawer units with woodgrain effect worktop over incorporating one and half bowl sink and drainer with mixer tap, concealed down lights and modern splash back. Integrated Siemens eye level oven with Wi-Fi control, combination microwave oven, warming drawer and Siemens induction hob with cooker hood over, further integrated appliances include a dishwasher and fridge/freezer. UPVC double glazed window with pelmet lighting overlooking the lovely rear garden, woodgrain laminate style flooring and modern wooden door to utility room.



**UTILITY ROOM**

9' 2" x 9' 5" (2.79m x 2.87m)  
Housing the ATAG gas combi boiler for the central heating and hot water systems as well as being fitted with a selection of base and wall cupboards with wood block effect work surface over, stone effect tiled splash back and uPVC double glazed window with quartz windowsill. Recess and plumbing for washing machine and recess for dryer, integrated wine fridge and ladder style towel radiator. Modern composite double- glazed door with pattern glass pane opening to side and internal doors to garage and WC.

**WC**

Fitted with a modern two piece suite in white comprising of WC with pushbutton flush and corner mounted wash hand sink with cupboard under, mirror above and tiled splash back. Extractor fan and woodgrain laminate flooring.

**FIRST FLOOR LANDING**

Modern wooden doors to bedrooms and bathroom, loft access and double doors to a storage cupboard.

**MASTER BEDROOM**

18' 3" x 9' 5" (5.56m x 2.87m)  
UPVC double glazed windows to front and side with fitted blinds with the front window offering a lovely aspect beyond the property opposite towards the Duddon Estuary. Built in double wardrobe, central ceiling light point and radiator.

**ENSUITE**

Fitted with a luxury three piece suite comprising glazed shower cubicle with fixed rain head and flexi-track spray, WC with concealed cistern and push button flush with an illuminated recess feature display above and wall mounted vanity unit housing wash hand basin with mixer tap, drawer and a cupboard underneath and illuminated mirror above. Tiling to floor with under floor heating and full tiling to walls with inset lights to ceiling and uPVC double glazed pattern glass window to rear.

**BEDROOM**

13' 9" x 8' 10" (4.19m x 2.69m)  
Double room with uPVC double glazed window to front with blind, offering an excellent aspect beyond the neighbouring property and over the Duddon Estuary. Radiator, ceiling light point and double wardrobe with modern wooden white doors.

**BEDROOM**

12' 0" x 9' 3" (3.66m x 2.82m)  
UPVC double glazed window to rear, radiator and built-in double wardrobe with modern white painted doors.

**BEDROOM/STUDY**

8' 10" x 9' 0" (2.69m x 2.74m)  
Fitted out as a home office with desk unit around the perimeter and built-in double storage cupboard. UPVC double glazed window to front.

**BATHROOM**

Modern four piece bathroom suite in white comprising of bath with mixer tap, WC with push button flush, wash basin inset to a vanity unit with mixer tap, cupboard under and illuminated mirror above and glazed shower cubicle with Mira electric shower. Full tiling to walls, uPVC double glazed pattern glass window to rear and radiator.

**EXTERIOR**

The front garden is well presented and has a brick set driveway. Flagged seating area to the front lawn and tree, with further borders to the other side of the driveway and a gate leading to the rear. The rear offers a most beautiful garden that has been created and established by the owners over their years of occupation. It offers a fabulous deck with the balustrade accessing the conservatory, gravel and flagged pathway with lawn beyond which has well stocked mature borders with shrubs and bushes, water feature and mature pear and apple tree. To the corner of the garden is a wooden gazebo offering a lovely, sheltered area to appreciate the beautiful garden. To the far side of the house is an excellent wooden storage shed. Complete with outside water tap and flag path to the side with gated access leading to the front.

**GARAGE**

16' 3" x 9' 5" (4.95m x 2.87m)  
Integrated single garage with electric sectional, insulated door, uPVC double glazed window to side and door into utility.