



Further Field
Norden OL11 5PJ
Offers invited in excess of £475,000

Adamsons Barton Kendal are delighted to present this stunning 6 bedroom detached family home positioned in the sought after Norden Village location. This home is ideally located in the heart of Norden, surrounded by popular amenities such as Greenbooth Reservoir, restaurants ,shops and bars and is a stone throw away from Whittaker Moss primary school, with many other highly regarded schools within walking distance.

*

This family home offers exceptional living space and has been modernised to a high standard. Internally the ground floor accommodation features an inviting entrance hallway with a WC, a garage conversion into a cosy snug, a large open plan living/ dining area , a rear conservatory, a beautiful fitted kitchen and a separate utility space.

*

To the first floor you will find 6 bedrooms, one generous master featuring an en suite shower room, 3 further double rooms and 2 single bedrooms, one of which is currently utilised as a home office.

*

Externally the property continues to impress with a fitted bar/ summer house and outdoor snug area with electric and power as well as wifi. The seating area is open plan and is amazing for family entertaining in the summer months. There is also a storage shed in the rear garden and a well maintained lawn with a separate block paved patio. To the front of the property you will find a large block paved driveway for ample vehicles and another lawn.

Further Field, Norden OL11 5PJ

ACCOMMODATION

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Living/Dining Area - 6.85 x 3.76 metres

The main family reception room which is very generous in size, featuring a stylish media wall with a fitted TV and fireplace, completed with a modern bay window overlooking the front garden which flows into the dining area.

Conservatory - 2.69 x 3.01 metres

A UPVC conservatory with patio doors leading out into the rear garden and tiled flooring.

Kitchen - 3.10 x 2.97 metres

A modern fitted kitchen featuring integrated appliances such as a NEFF double oven, microwave, hob, extractor fan and dishwasher with Kardean flooring and LED light fittings underneath the worktops. Gloss finish fitted cupboards with plenty of storage.

Utility Room - 2.56 x 2.26 metres

A handy separate utility space which houses the freestanding washer and American fridge freezer and a single bowl stainless steel sink with drainer and Kardean flooring

Boiler Room - 1.27 x 2.29 metres

A great storage space featuring the boiler.

Snug - 3.79 x 2.23 metres

Previously a single garage, this cosy room has been thoughtfully converted into a separate reception room containing a panelled feature wall for the TV and modern floating shelving units.

Hallway - 3.63 x 1.82 metres

A large entrance hallway featuring a glass staircase with fitted understairs storage and Kardean flooring throughout.

WC - 1.71 x 1.02 metres

Entrance Porch - 0.46 x 2.07 metres



Further Field, Norden OL11 5PJ



Further Field, Norden OL11 5PJ



Further Field, Norden OL11 5PJ



First Floor

Landing - 0.87 x 4.72 metres

Master Bedroom - 3.58 x 3.18 metres

A generous master suite with fitted wardrobes, drawers and a dressing table and an en suite shower room.

En Suite - 2.64 x 0.78 metres

A modern en suite shower room featuring a WC, vanity sink unit and a shower cubicle with a glass door.

2nd Bedroom - 3.54 x 2.32 metres

A double front facing bedroom painted in neutral tones with new carpets.

3rd Bedroom - 3.14 x 2.56 metres

A double bedroom to the rear of the property painted in neutral tones with new carpets.

4th Bedroom - 3.15 x 2.30 metres

A double bedroom to the rear of the property painted in neutral tones with new carpets.

5th Bedroom - 2.19 x 2.29 metres

A single bedroom which would make a great dressing room or nursery, painted in neutral tones with new carpets.

6th Bedroom/ Office - 2.19 x 1.79 metres

A single bedroom which is currently utilised as a home office, painted in neutral tones with new carpets.

Bathroom - 3.59 x 2.63 metres

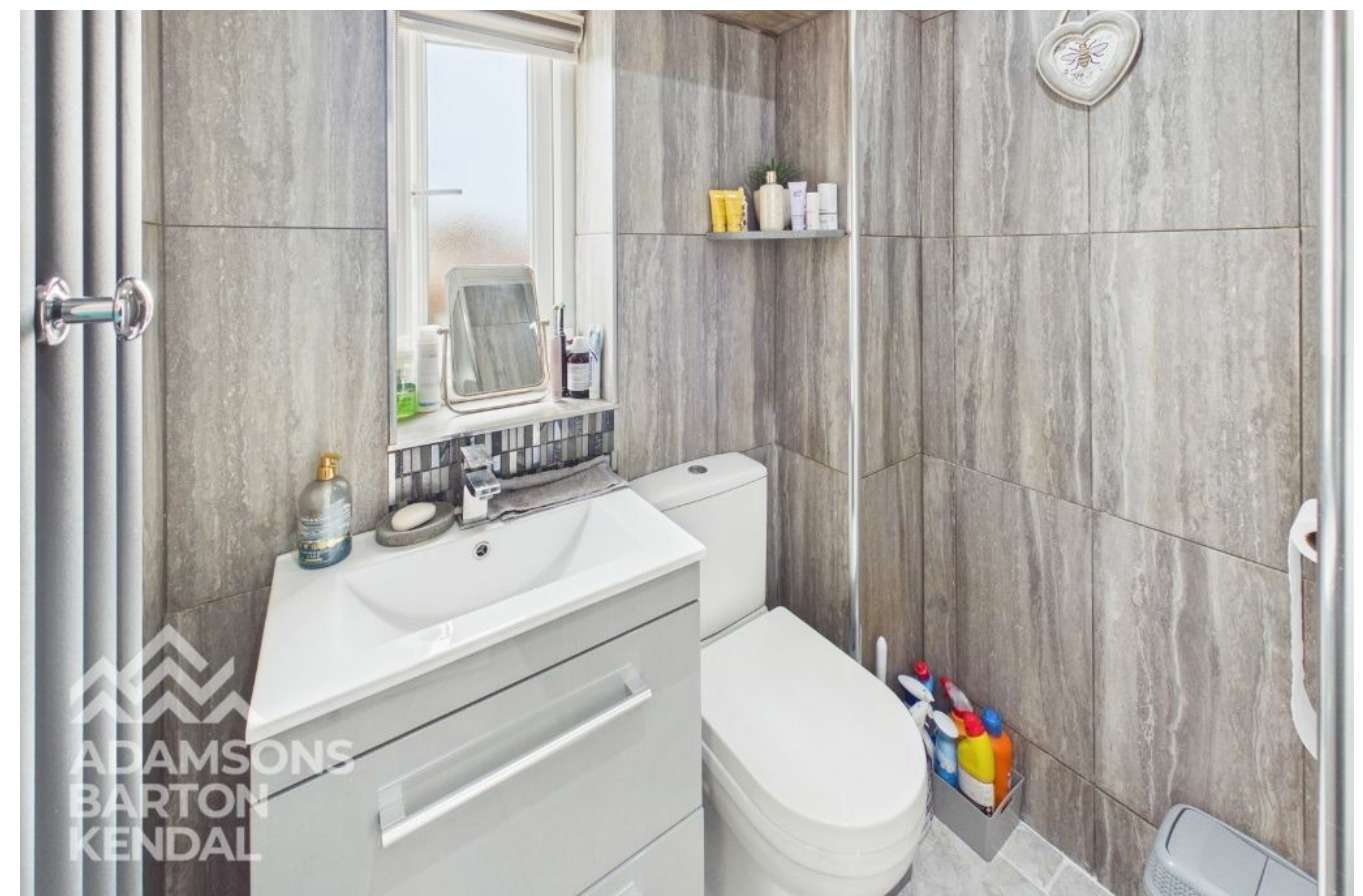
A 3 Piece Family bathroom suite featuring a bath with an overhead shower and shower curtain, toilet, and vanity sink unit.

External

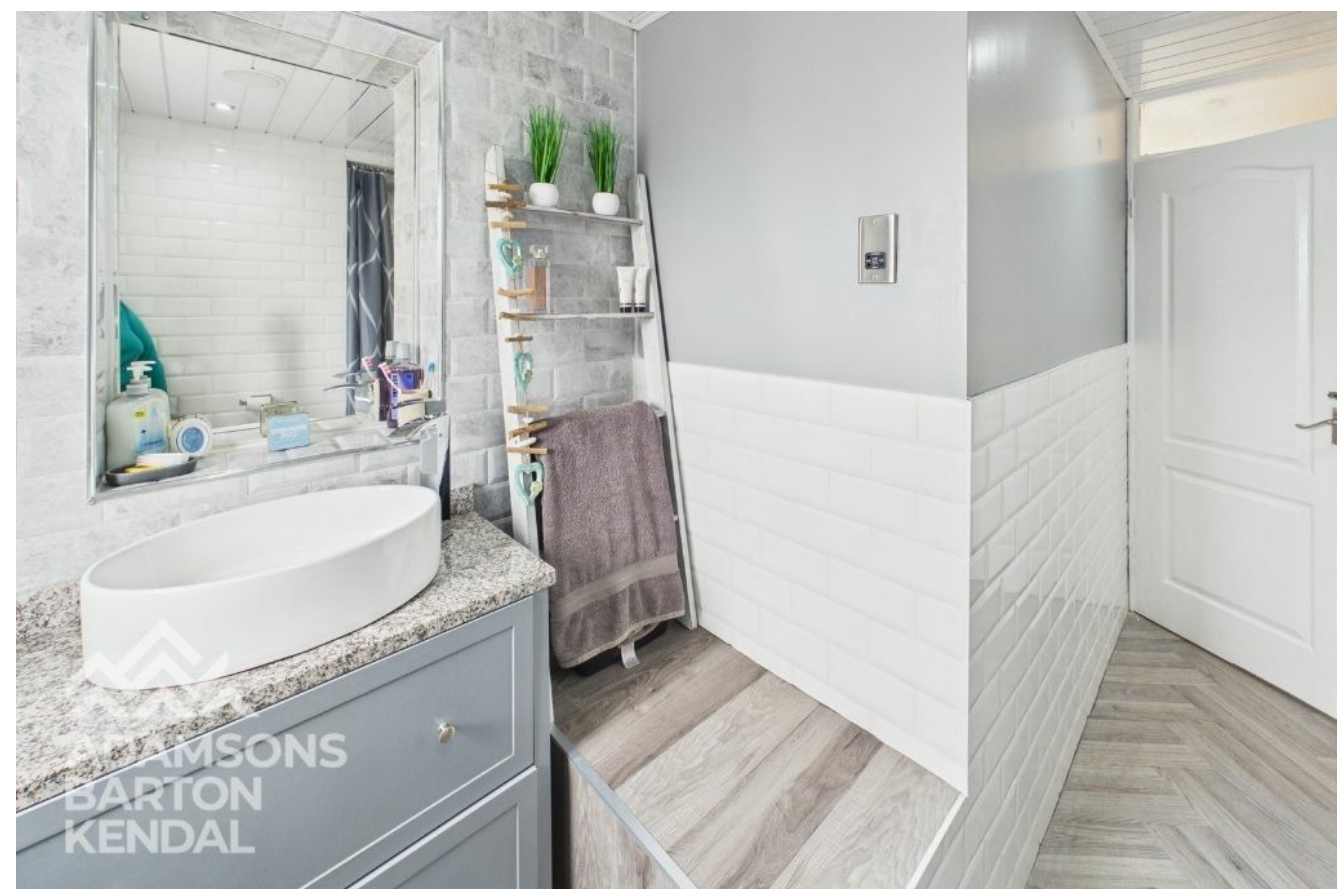
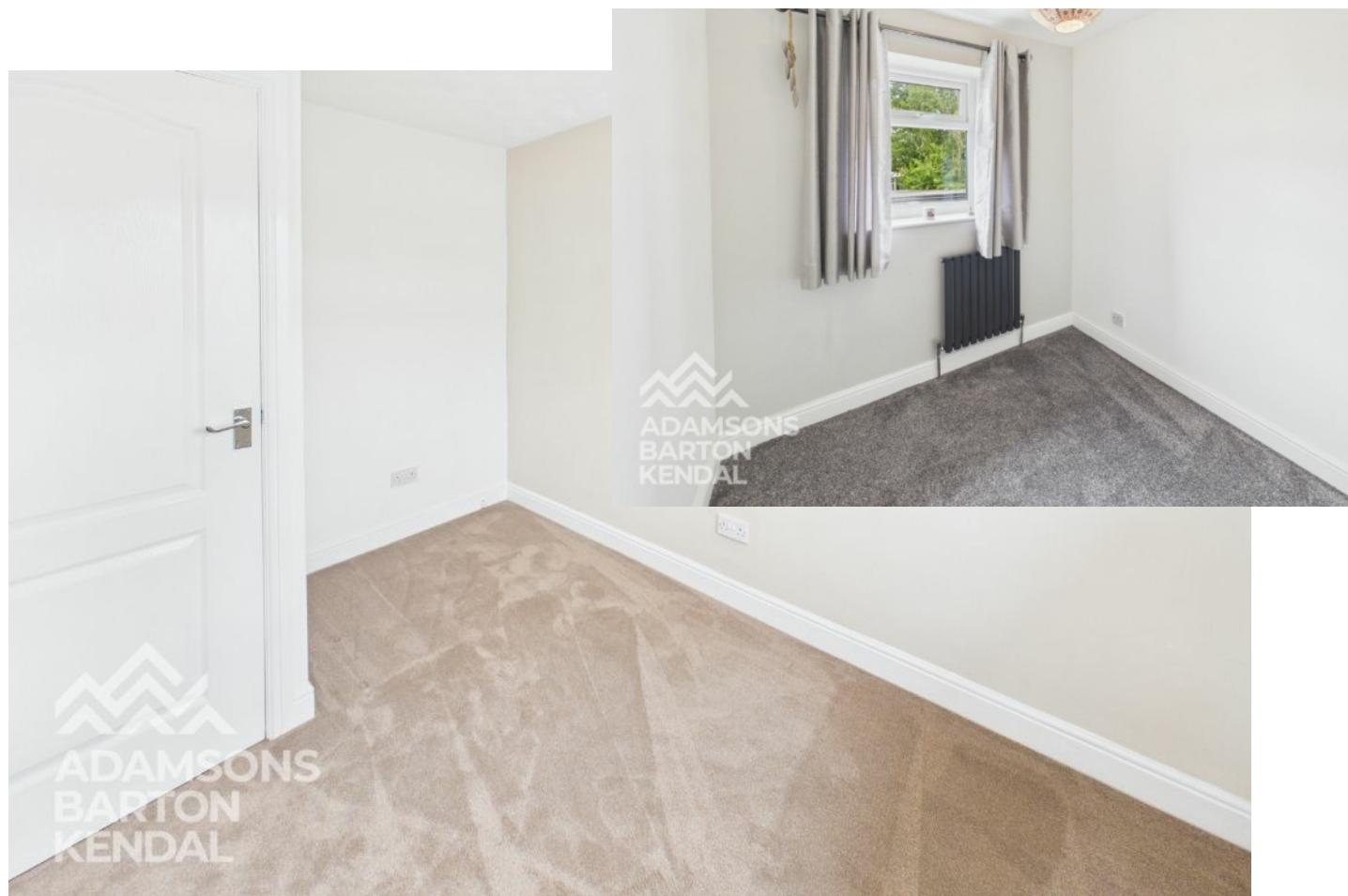
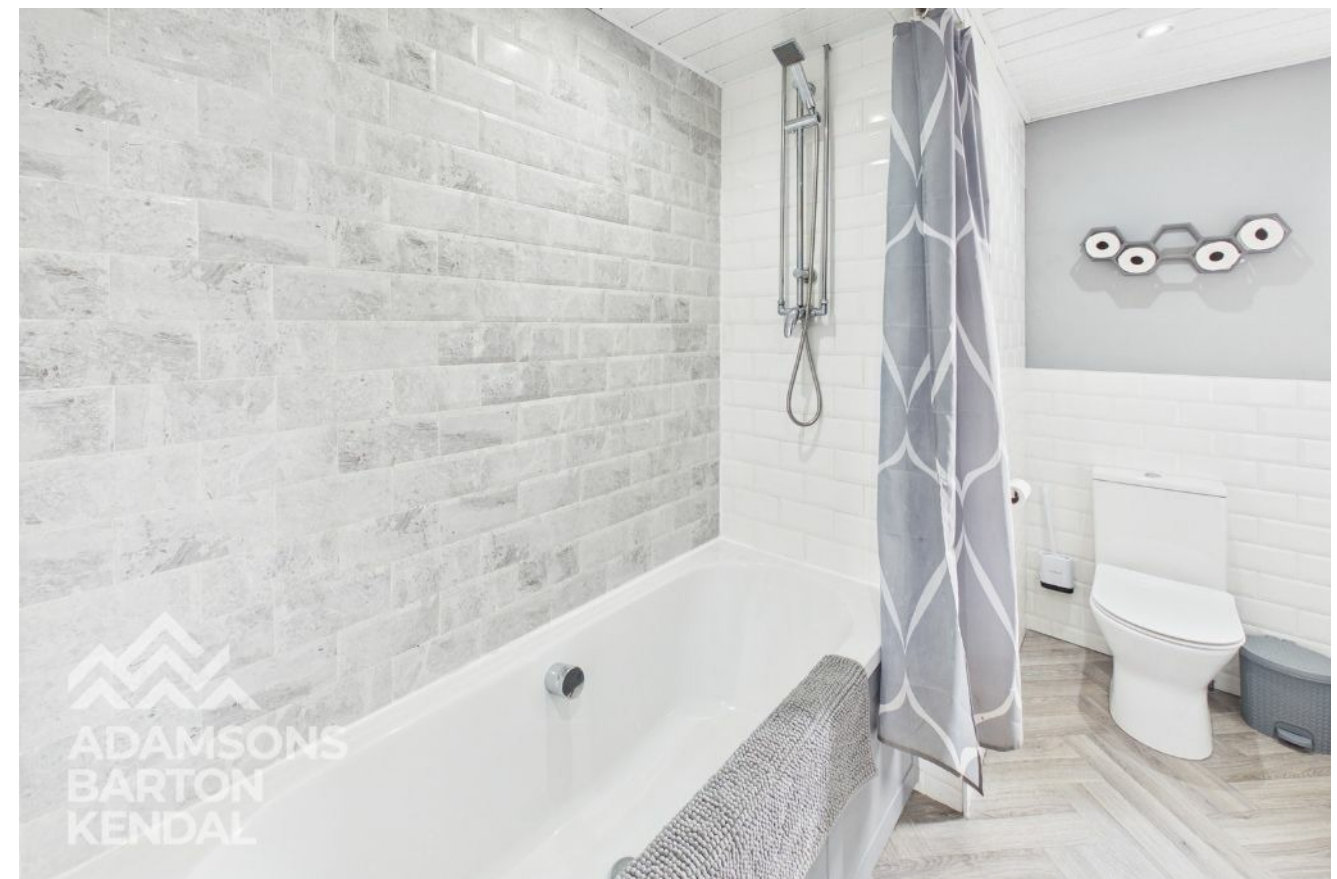
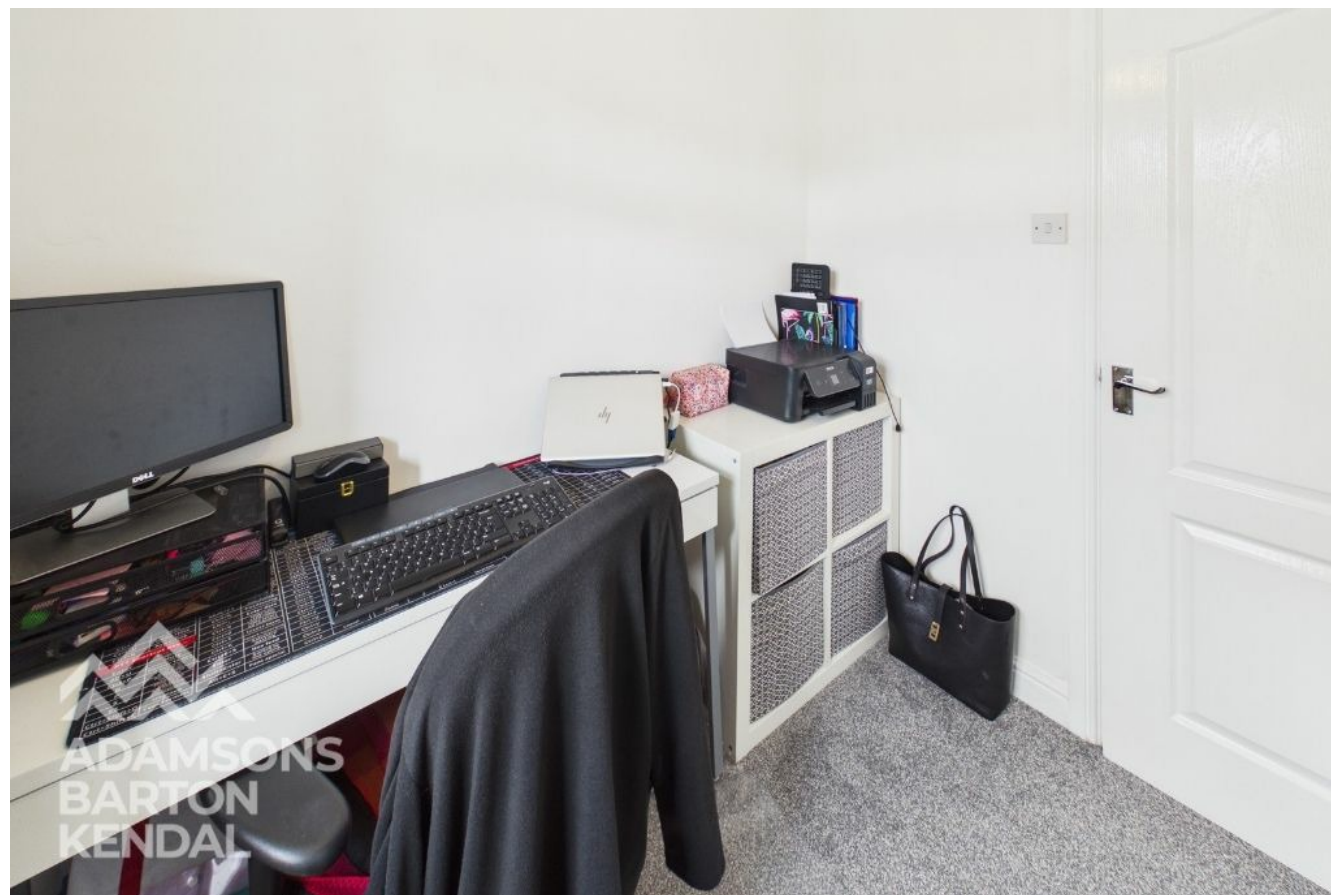
Summerhouse/ Bar - 2.75 x 4.13 metres

Featuring a fitted bar with power and lighting, wifi and opens out into the covered summerhouse.

Further Field, Norden OL11 5PJ



Further Field, Norden OL11 5PJ



Further Field, Norden OL11 5PJ



Further Field, Norden OL11 5PJ

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS

ADAMSONS BARTON KENDAL

Council Tax Band

Band D

Energy Performance Certificate

C73

Tenure

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



w - abkproperty.co.uk e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any 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 the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification