



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. Some of items such as bathroom suites are representative only and may not look like the real items. Made with Magic Drawings 360.

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GARAGE &
PARKING

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Estate Agency Act 1979

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Incredible and rare opportunity to acquire an immaculate, sizeable detached family home built Circa 1997 and having had a meticulous full revamp by the current owners, occupying an enviable plot and location in a popular cul-de-sac location in the heart of Hawcoat. Within walking distance to the highly regarded Dane Ghyll Community School, close to public houses, bus routes, local shops and easy access to Furness General Hospital, Barrow town centre and the A590. Early inspection is strongly advised as the property has had no expense spared with contemporary lighting and décor throughout, bespoke kitchen/breakfast room and handmade light oak staircase, luxury vanity bathroom and shower rooms, fireplaces and excellent sized, double garage which has been converted to a workshop with attached gymnasium. Upgraded gas central heating system, uPVC double glazing and a well-stocked gardens to front with added pond and enviable rear garden laid mostly to lawn with well-established plants, shrubs and trees complete with the tranquil sounds of Dane Ghyll Beck running through. Complete with an elevated patio and decking area with awning accessed via bi-fold patio doors from the both reception rooms – ideal for relaxation in summer evenings. Comprising of entrance hallway, lounge with log effect living flame, secondary reception room with media wall offering space for a TV/sound bar and contemporary log effect fire along, kitchen with island and breakfast bar, utility room, study and cloaks/WC to the ground floor with four fantastic bedrooms, master with fitted bedroom furniture and ensuite facility and luxury family bathroom to the first floor. Externally there is a workshop, attached gymnasium, block paved driveway with EV charging point to one side of the workshop and excellent gardens. Complete with a recently installed Solar Panel system with invertor and batteries. Early internal inspection is strongly recommended for this realistically priced property which would suit a variety of buyers.



DIRECTIONS

On entering Barrow from Mill Brow roundabout, take your first right into Dalton Lane. Before Furness General Hospital on your left, turn right into Glenridding Drive, turn right into The Crescent and then first right into The Gardens.

The property can be found by using the following "What Three Words"
<https://w3w.co/relay.yard.sparkles>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: F

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electricity are all connected.

PLEASE NOTE: The property has the benefit of solar panels with the invertor/batteries being situated to the rear of the property.





Accessed through Solidor double doors into:

ENTRANCE HALLWAY

Galleried landing and stairs to lower and upper floors. Radiator and wooden doors to guest bedroom, study and cloaks/WC.

STUDY

7' 9" x 12' 2" (2.36m x 3.71m)

Flyover LED lighting, drawer units, dresser and worktop. Radiator and uPVC double glazed window to front. Door to:

BEDROOM

16' 5" x 11' 11" (5m x 3.63m)

UPVC double glazed window to front, indented LED lighting to ceiling and radiator.

AIRING CUPBOARD

Insulated hot water tank and shelving.

CLOAKS/WC

Luxury vanity units comprising of WC and wash hand basin. Two double storage cupboards.

LOWER HALLWAY

Glass panelled wooden double doors to secondary reception room, radiator and further wooden doors to lounge, kitchen and utility room.

LOUNGE

16' 3" x 24' 6" (4.95m x 7.47m)

Log effect living flame gas fire, LED lighting and two radiators. Bi-fold doors to rear decking and uPVC double glazed window to rear.

SECONDARY RECEPTION ROOM

14' 10" x 14' 2" (4.52m x 4.32m)

Wooden slatted media wall with space for TV and housing living flame gas fire. LED lighting, wooden flooring and tall radiator. Bi-fold doors to rear decking and open double doorway to:

KITCHEN

12' 8" x 14' 5" (3.86m x 4.39m)

Fitted with a range of base, wall and drawer units with granite worktop over, island and breakfast bar incorporating sink with drainer and mixer taps. Range cooker, fridge, freezer, dishwasher and tall radiator. UPVC double glazed window to rear, wooden flooring and door back to lower hallway.

UTILITY ROOM

6' 4" x 8' 10" (1.93m x 2.69m)

External door to side, broom cupboard and single base unit with worktop over incorporating stainless steel sink with mixer tap. Space and plumbing for washing machine and space for dryer under. Wall mounted boiler for central heating and hot water systems.

FIRST FLOOR LANDING

LED lighting and wooden doors to three bedrooms and bathroom.

BEDROOM

11' 5" x 17' 1" (3.48m x 5.21m)

LED lighting, uPVC double glazed window to rear, tall radiator and fitted furniture included. Door to:

ENSUITE

6' 9" x 11' 8" (2.06m x 3.56m)

Luxury room with full tiling to walls and draining floor. Twin vanity wash hand basins, open shower and WC. Extractor fan, heated towel rail and uPVC double glazed window to rear.

BEDROOM

16' 3" x 13' 0" (4.95m x 3.96m)

UPVC double glazed window to rear, LED lighting and radiator.

BEDROOM

11' 7" x 11' 10" (3.53m x 3.61m)

LED lighting, radiator and uPVC double glazed window to rear.

BATHROOM

Stunning house bathroom with tiling to wall and floor. Twin wash hand vanity basins, WC and slipper bath. Walk in glazed shower cubicle with rain shower, LED lighting, heated towel rail and uPVC double glazed window to side.

EXTERIOR

Extensive off-road parking leading to front entrance door, workshop and access to rear garden from both sides. EV Charging point and well established front garden with pond. Superior enclosed rear garden with patio and decking areas. Steps down to lawn with surrounding trees, plants and shrubs with Dane Ghyll Beck running through. Appreciated on recommended viewing.

WORKSHOP

10' 6" x 16' 11" (3.2m x 5.16m)

Electric Seceuroglide sectional door, fitted workshop, light and power points. Door to:

GYMNASIUM

9' 9" x 17' 3" (2.97m x 5.26m)

Versatile room with uPVC double glazed window to side, light and power points.

