

FREEHOLD



# 2 PRYORS WALK, ASKAM-IN-FURNESS, LA16 7JG

## £400,000

### FEATURES

- |   |  |
|---|--|
| Superior Detached Family Home             | Study & Utility Room                   |
| Occupying Enviably Sized Plot             | Four Bedrooms, En-Suite Master Bedroom |
| Gardens, Off-Road Parking & Double Garage | Family Shower Room                     |
| Hallway, Cloaks/WC & Lounge               | Enclosed Rear Garden With Bar          |
| Kitchen/Breakfast Room & Dining Area      | Early Inspection Strongly Advised      |



Double  
Garage,  
Off Road  
Parking



This impressive, detached family residence is set within a highly prestigious development, enviably positioned just moments from picturesque beaches, scenic rural walks, and a range of everyday amenities. These include a nearby primary school, local shops, and excellent transport links such as Askam train station. The property offers generously proportioned accommodation throughout and is presented to an exceptionally high standard. Early internal inspection is strongly recommended to fully appreciate both the space and quality on offer. The well-planned ground floor briefly comprises of a welcoming entrance hallway, cloakroom/WC, a spacious and comfortable lounge, and a stunning open-plan kitchen/breakfast/dining room complete with integral appliances and a breakfast bar, ideal for modern family living and entertaining. Further ground floor benefits include a study room and a practical utility room. To the first floor are four well-sized bedrooms, with the principal bedroom enjoying the added luxury of an en-suite shower room, complemented by a contemporary family shower room. Externally, the property continues to impress with a driveway providing ample off-road parking, a detached double garage, and well-maintained front and side gardens. To the rear is an attractive, enclosed, low-maintenance garden, perfect for relaxation and outdoor enjoyment. Additional features include gas central heating system and uPVC double glazing throughout. Set on an appealing plot, this superb home effortlessly combines comfort, convenience, and style - an ideal choice for family living.

Accessed through a PVC door into:

#### HALLWAY

Entrance door, wooden flooring and an understairs cupboard. Complete with radiator, further storage cupboard, stairs to first floor, door to the kitchen and double doors to the lounge. Further door to:

#### CLOAKS/WC

UPVC double glazed window to side, radiator and modern two-piece suite comprising of WC and wash hand vanity basin.

#### LOUNGE

*17' 2" x 11' 10" (5.23m x 3.61m)*

Wall mounted electric fire, modern contemporary decoration and radiator. UPVC double glazed bay window to front and further uPVC double glazed window to side. Double doors to:

#### DINING AREA

*8' 8" x 9' 10" (2.64m x 3m)*

Wooden flooring flowing to kitchen, breakfast Bar and uPVC French style double glazed double doors to rear garden. Door to study and open to:

#### KITCHEN/BREAKFAST ROOM

*12' 10" x 9' 8" (3.91m x 2.95m)*

Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink with drainer and mixer tap and splash back tiling. Four-ring electric hob, extractor fan, electric double oven, microwave and space for an American style fridge/freezer. UPVC double glazed window to rear, skirting board LED lighting and door back to hallway. Door to:

#### UTILITY ROOM

*7' 7" x 4' 9" (2.31m x 1.45m)*

UPVC double glazed window to side, base units, worktop and extractor fan. Plumbing for a washing machine and external door to rear garden.

#### STUDY

*7' 8" x 8' 8" (2.34m x 2.64m)*

Dual aspect windows to front and rear and radiator.

#### FIRST FLOOR LANDING

Access to all upper rooms and uPVC double glazed window to side with some fine views.

#### BEDROOM

*12' 8" x 9' 5" (3.86m x 2.87m)*

Radiator and uPVC double glazed bay windows to front with views towards Black Combe. Door to:

#### EN-SUITE

UPVC double glazed window to front, radiator and three-piece suite comprising of WC, wash hand basin and shower cubicle.

#### BEDROOM

*9' 1" x 10' 10" (2.77m x 3.3m)*

UPVC double glazed window to rear and radiator.



### BEDROOM

6' 11" x 9' 3" (2.11m x 2.82m)

Radiator and uPVC double glazed window to rear.

### BEDROOM

7' 8" x 6' 0" (2.34m x 1.83m)

UPVC double glazed window to front and radiator.

### SHOWER ROOM

Modern three-piece suite comprising of WC, wash hand basin and shower cubicle. Heated towel rail and uPVC double glazed window to side.

### EXTERIOR

Extensive off road parking space extending to garage, low maintenance garden to front and flagged side garden for addition storage/hot hub if required. Complete with low maintenance garden to rear with access to a bar.

### DOUBLE GARAGE

17' 0" x 17' 4" (5.18m x 5.28m)

Two Up'n'Over doors, plus light and power points.



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## GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

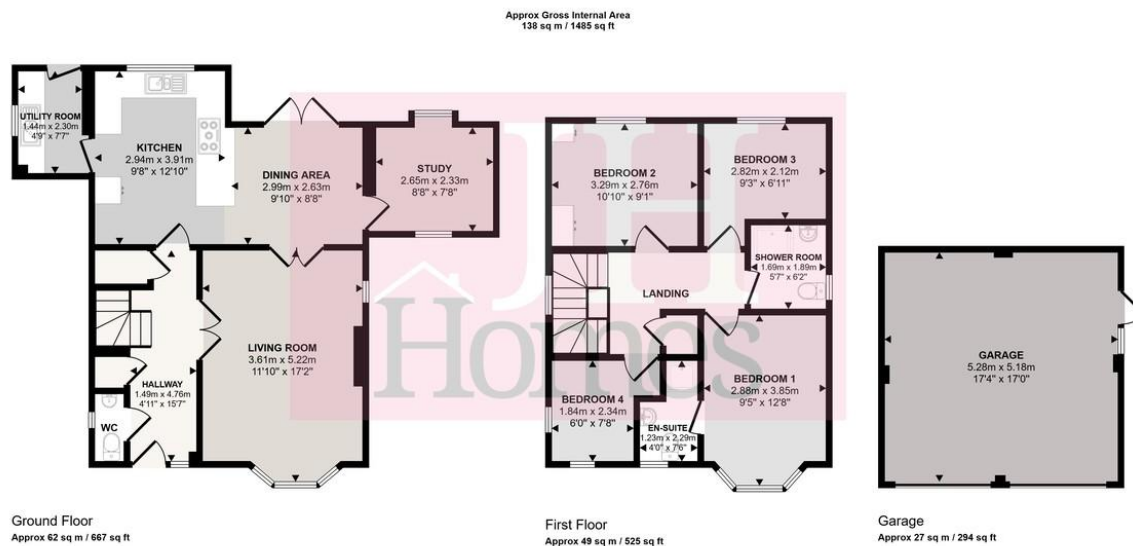
LOCAL AUTHORITY: Westmorland and Furness Council

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

## DIRECTIONS:

As you approach the centre of Askam from Dalton Road, continue around the right-hand bend by CJS Car Sales and continue along Ireleth Road, talking your second left into Abbey Heights. Follow the road up the hill and turn right into Pryors Walk. The property can be found by using the following "What Three Words":

<https://w3w.co/wonderfully.talents.rejoiced>



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 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.

