

FREEHOLD



# 14 HAWTHORN DRIVE, BARROW-IN- FURNESS, LA13 0RU

## £215,000

### FEATURES

- |                                  |   |
|----------------------------------|---|
| Well Presented Detached Bungalow | Entrance Vestibule & Lounge/Dining Room |
| Elevated, Cul-De-Sac Location    | Fitted Kitchen & Wet Room               |
| Realistic Asking Price           | Two Double Bedrooms                     |
| Early Inspection Advised         | Extensive Driveway & Detached Garage    |
| Gas CH System & UPVC DG          | Gardens Front & Rear                    |



Superb, detached bungalow occupying an enviable position within this highly regarded cul-de-sac on the ever-popular Holbeck Estate, enjoying attractive open views to the front, generous off-road parking and beautifully maintained gardens. Ideally situated within easy walking distance of a range of local amenities, including Yarlside Academy, local shops, public houses and regular bus services, this is an exceptional opportunity to acquire a home that perfectly balances peaceful surroundings with everyday convenience. Lovingly cared for and tastefully improved by the current owners, the property is presented to an excellent standard throughout and is ready for immediate occupation. Enhancements include a stylish contemporary fitted kitchen, a modern gas central heating system and a luxurious wet room, creating a home that is both comfortable and practical while requiring minimal further investment. Comprising entrance vestibule, lounge/dining room, modern fitted kitchen, two generously sized double bedrooms over-looking the rear garden and wet room. Completed with an enclosed rear garden which has been thoughtfully designed for ease of maintenance and garage which further enhances the practicality of the home, providing excellent storage or workshop potential. Whether you are looking to downsize without compromise, purchase a comfortable retirement home or simply enjoy the benefits of single-storey living in a sought-after residential location, this delightful bungalow is certain to appeal. Offered for sale with the significant advantages of vacant possession and no upper chain, early internal viewing is strongly recommended to fully appreciate the quality, setting and lifestyle this wonderful home has to offer.

Accessed through a PVC door with decorative, double glazed inserts.

#### **ENTRANCE VESTIBULE**

Cupboard housing combination boiler for the hot water and heating system. Door to:

#### **LOUNGE/DINING ROOM**

*18' 4" x 10' 4" (5.59m x 3.15m)*

UPVC double glazed windows to front provide plenty of natural light, creating a bright and welcoming room. Generously proportioned, the space centres around an attractive log effect gas fire with marble effect back and plinth, and Adams style fire surround, radiators and door to rear. Door to:

#### **KITCHEN**

*10' 10" x 7' 10" (3.3m x 2.39m)*

Fitted with a comprehensive range of attractive white shaker-style base, wall and drawer units, with wood grain effect worktop over incorporating an

inset sink unit with mixer tap, matching handles and recessed tiling. Integrated four-ring gas hob with extractor hood over and built-in electric oven. Space and plumbing for washing machine, space for fridge/freezer, uPVC double glazed window to side and PVC external door providing convenient access to the side of the property.

#### **REAR VESTIBULE**

Useful storage cupboard with access to both bedrooms and shower room.

#### **BEDROOM**

*11' 11" x 9' 10" (3.63m x 3m)*

A well-proportioned double room with radiator, ceiling light point and uPVC double glazed window to rear overlooking the rear garden. Fitted wardrobe to one wall offering ample shelving and rail space.

#### **BEDROOM**

*8' 8" x 8' 7" (2.64m x 2.62m)*

UPVC double glazed window to rear, allowing plenty of natural light into the room, radiator and ceiling light point.

#### **WET ROOM**

Fitted with a modern dual flush, low level WC, wash hand basin with vanity unit under offering cupboard storage and wall mounted electric shower with fully drained floor area. Finished with attractive wall tiling, ladder style heated towel rail and uPVC double glazed window to side.

## EXTERIOR

Spacious and versatile driveway providing ample off-road parking for several vehicles, with convenient access to the entrance door, kitchen door, rear garden, and garage. The property is complemented by well-maintained lawned gardens to both the front and rear, with the front aspect benefiting from some lovely views towards Barrow Town. The rear garden offers an excellent outdoor space, thoughtfully designed for enjoyment throughout the year, featuring a combination of lawned areas and paved sections. Providing plenty of room for outdoor entertaining, relaxation, and gardening, this attractive garden is sure to appeal to both keen gardeners and those looking to create their own tranquil outdoor retreat.

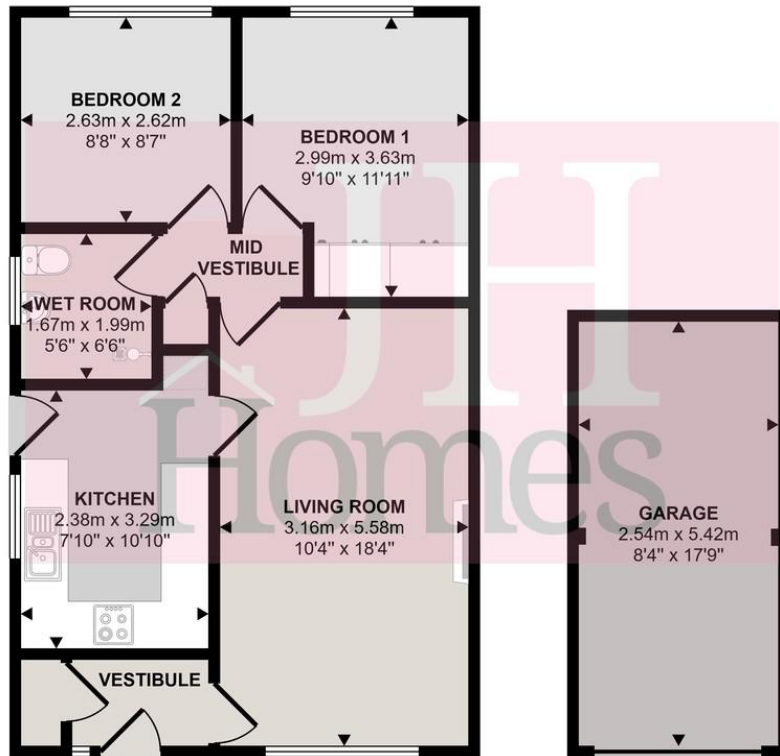
## GARAGE

17' 9" x 8' 4" (5.41m x 2.54m)

Single garage with up and over door.



Approx Gross Internal Area  
68 sq m / 728 sq ft



Floorplan  
Approx 54 sq m / 580 sq ft

Garage  
Approx 14 sq m / 148 sq ft

Denotes head height below 1.5m

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 services include gas, electric, water and drainage.

#### DIRECTIONS:

From Roose Road proceed to roundabout by Deltawaite taking the first exit onto Leece Lane and taking your first left into Holbeck Road, which then continues into Yarlside Road approaching Furness Abbey. Turn right into Holbeck Park Avenue, passed Yarlside School and continue up the hill, and before the play park turn left into Hawthorn Drive where you will find the property on your right-hand side. The property can be found by using the following "What Three Words"

<https://w3w.co/shave.grew.moth>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 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.

