

FREEHOLD



19 SANDALWOOD CLOSE, BARROW-IN-FURNESS, LA13 0SD

£440,000

FEATURES

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| Superior Executive Family Detached | Hallway, Lounge & Dining Room |
| Highly Sought-After Holbeck Location | PVC Conservatory & Modern Kitchen, Utility Room |
| Landscaped Gardens Front & Rear | Cloaks/WC & Integral Garage |
| Voltaic Solar Panels With Battery Storage | Five Bedrooms, Master With En-Suite Master & Family Bathroom |
| Gas CH System & UPVC DG | Block Paved Driveway |



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Garage,
Off Road
Parking



Situated within the highly sought-after Holbeck area, this substantial executive five bedroom detached residence, built by the well-regarded Neil Price Ltd circa 2003, presents an outstanding opportunity to acquire a spacious and beautifully maintained family home. Ideally positioned for modern family living, the property is within walking distance of the highly regarded Yarlside Academy and is also conveniently located close to local shops, bus routes, children's play facilities and a selection of welcoming family-friendly public houses. Lovingly maintained and improved by the current owner, the property is presented with contemporary décor throughout and benefits from a gas central heating system, uPVC double glazing, solar panels with battery storage and thoughtfully designed layout providing excellent versatility for family life. Comprising of lounge, dining room, conservatory, kitchen, utility room and WC to the ground floor with a master bedroom and ensuite, plus four further bedrooms and a family bathroom to the first floor. Externally, the property enjoys landscaped frontage with block-paved driveway and access to an integral garage with the rear being a particularly attractive, private and enclosed two-tiered professionally landscaped garden, designed with low-maintenance living in mind. Providing excellent outdoor space for relaxing and entertaining, together with outstanding views across the surrounding area. Combining generous and versatile accommodation, contemporary presentation, excellent family facilities, renewable energy technology and a highly desirable location, this impressive, detached residence represents a superb opportunity for discerning purchasers seeking a substantial family home within this popular Holbeck setting. Early internal inspection is strongly recommended to fully appreciate the quality, space and versatility this exceptional property has to offer.

Entered through a PVC door with glazed inserts into:

ENTRANCE HALLWAY

Stairs to first floor, radiator and glass panelled door to:

LOUNGE

19' 2" x 17' 8" (5.84m x 5.38m)

Coal effect living flame gas fire with marble effect back and plinth and modern surround, cornicing, wall light points, two radiators and uPVC double glazed bay window to front. Glass panelled double doors to:

DINING ROOM

11' 8" x 8' 8" (3.56m x 2.64m)

Open to kitchen, radiator and PVC French style double glazed double doors to:

CONSERVATORY

10' 11" x 10' 2" (3.33m x 3.1m)

UPVC double glazed windows overlooking the rear garden, with blue-tinted glazing, radiator and underfloor heating. External PVC French-style double glazed doors provide access to the patio.

KITCHEN

11' 0" x 8' 8" (3.35m x 2.64m)

Fitted with a good range of base, wall and drawer units with wood grain effect worktop over, incorporating a one and a half bowl stainless steel sink and drainer with chrome handles and pastel recess tiling. Integrated electric under-counter double oven and five-ring gas hob with cooker hood over, integrated fridge and integrated dishwasher concealed behind a matching pull-down door. UPVC double glazed windows to rear and door to:

UTILITY ROOM

12' 1" x 8' 7" (3.68m x 2.62m) widest points

Single base unit and tall cupboard unit with worktop over incorporating stainless steel sink and drainer with mixer tap, stainless steel and splash back tiling. Space and plumbing for washing machine, space for fridge/freezer and radiator. External door to side, door to garage and door to:

CLOAKS/WC

Modern two-piece suite comprising of WC and wash hand vanity basin. Tiling to walls, radiator, extractor fan and uPVC double glazed window to side.

FIRST FLOOR LANDING

Double airing cupboard with shelving and heater element. Radiator and access to all upper rooms.

MASTER BEDROOM

19' 8" x 9' 5" (5.99m x 2.87m)

Excellent sized double room with two double wardrobes, radiator and uPVC double glazed window to front with views. Door to:

EN-SUITE

5' 9" x 5' 10" (1.75m x 1.78m)

Modern three-piece suite comprising of WC, wash hand vanity basin and shower cubicle. Half tiling to walls, radiator and extractor fan. UPVC frosted glazed window to side.

BEDROOM

13' 5" x 9' 5" (4.09m x 2.87m)

Double room with uPVC double glazed window to front, double wardrobe and radiator.

BEDROOM

13' 8" x 9' 1" (4.17m x 2.77m)

Further double room with double wardrobe, radiator and uPVC double glazed window to rear with views over the rear garden.

BEDROOM

7' 9" x 9' 6" (2.36m x 2.9m)

Double room with radiator and uPVC double glazed window to rear.

BEDROOM

8' 4" x 7' 4" (2.54m x 2.24m)

Further single room with over stairs storage cupboard, radiator and uPVC double glazed window to front.

BATHROOM

Luxury four-piece suite comprising of WC, wash hand basin, shower cubicle and corner bath. Half tiling to walls, heated towel rail, extractor fan and uPVC double glazed window to rear.

EXTERIOR

Ample off-road parking to front extending to the entrance door and garage. Landscaped garden to side and two gates lead to the side accessing the rear garden. The rear offers a beautiful landscaped, private and enclosed rear garden, thoughtfully arranged over two levels to create a variety of attractive and highly usable outdoor spaces. Designed to offer relatively low-maintenance enjoyment whilst retaining an abundance of colour and character, the garden features an extensive paved patio and seating areas, ideal for outdoor dining, entertaining and







relaxing, together with an area of artificial lawn. Attractive stone-effect retaining walls define the different levels, with steps and contemporary glazed balustrading providing access between them. The garden is further enhanced by superbly stocked and established raised borders, incorporating an impressive variety of mature shrubs, specimen plants and colourful flowering displays, creating a particularly attractive backdrop and a wonderful sense of privacy. The generous upper patio provides an excellent additional seating and entertaining area and enjoys an elevated aspect, while the lower terrace sits conveniently alongside the conservatory, providing a natural extension of the home's living accommodation. Professionally landscaped and clearly maintained with considerable care, this is a delightful garden offering an excellent combination of colour, privacy and practical outdoor living space.

GARAGE

18' 5" x 9' 1" (5.61m x 2.77m)

Up and over door, light and power, with wall-mounted combination boiler providing hot water and heating. Potential for an EV charger to be installed but not currently connected.



Approx Gross Internal Area
165 sq m / 1780 sq ft

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

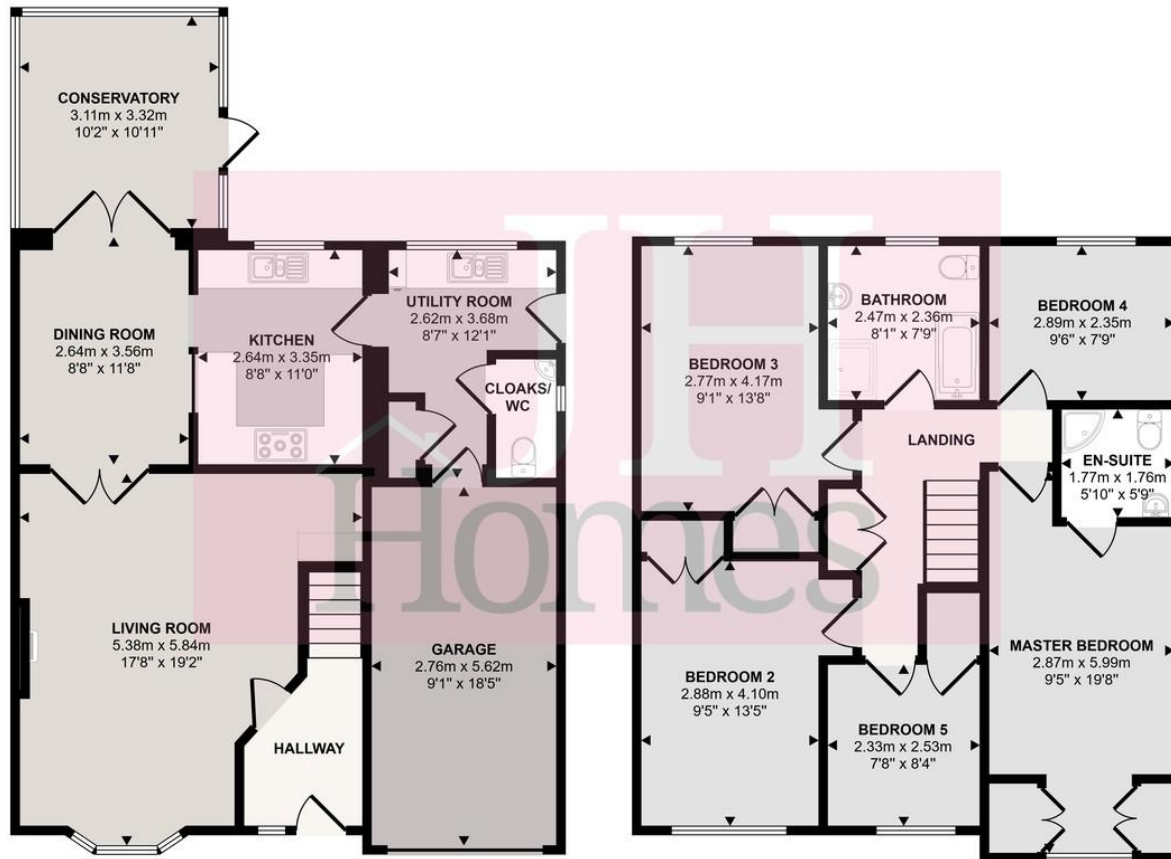
LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, water and electric

DIRECTIONS:

On entering Barrow from Mill Brow roundabout, take your second left into Rating Lane and at the following roundabout turn left into Flass Lane. Continue left into Flass Lane, passed Tesco Metro and Roose Station. At the junction turn left onto Roose Road and at the roundabout take the second exit into Leece Lane, follow the road round and up the hill, eventually taking your second left into Holbeck Park Avenue. Take your first left into Sandalwood Close where the property can be found on your left-hand side. The property can be found by using the following 'What Three Words'
<https://w3w.co/novel.charmingly.mimic>

EPC TO FOLLOW



Ground Floor
Approx 88 sq m / 944 sq ft

First Floor
Approx 78 sq m / 836 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.



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.