ADAMSONS BARTON KENDAL

Barlow Moor Close, Norden OL12 7RN

Asking Price £285,000

ADAMSONS BARTON KENDAL are delighted to present this spacious three bedroom family home, ideally positioned within the highly sought after village of Norden. Occupying a particularly enviable position, the property backs directly onto the picturesque Norden Cricket Club field , providing a lovely open aspect and a peaceful setting that is difficult to better within the village. Tucked away within a quiet and private cul de sac, the property enjoys a generous plot and offers an excellent opportunity for a new owner to create a wonderful family home and put their own stamp on it.

Viewing Recommended

Vacant Possession Available - No Chain

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Norden is a hugely popular village location, offering an excellent range of amenities right on the doorstep. Highly regarded local schools, including Norden Community Primary School and Whittaker Moss are within easy reach as well as a selection of popular restaurants, including Stocco and Hop and Vine , together with the village co- op and a variety of independent shops and local businesses, are all conveniently close by.

For those who enjoy the outdoors, the beautiful Greenbooth Reservoir is also nearby, providing stunning countryside scenery and a wealth of walking opportunities right on the doorstep.

The accommodation briefly comprises an entrance, spacious lounge, separate dining room, kitchen and useful rear porch/utility area. To the first floor are three well proportioned bedrooms, with the principal bedroom benefiting from a separate dressing room, together with a three piece family bathroom.

Externally, the property occupies a generous plot with a particularly pleasant position backing onto the cricket club field.

A superb opportunity to acquire a spacious three bedroom family home in one of Norden's most sought after locations, offering privacy , a peaceful setting, excellent local amenities and countryside walks close by. An internal viewing is highly recommended to fully appreciate the position and potential this property has to offer.

ACCOMMODATION

Living Room- 3.50 x 4.67 metres
A cosy and inviting family lounge featuring a cream feature gas fireplace, fitted carpets and a large window overlooking the ear garden.

Dining Room - 2.70 x 3.22 metres
A versatile dining room featuring attractive wood effect laminate flooring, with bi fold wooden doors opening through to the kitchen .

Kitchen - 2.70 x 3.46 metres
The kitchen is fitted with a range of wooden units with metal handles, laminate worktops and a stainless steel sink. The room benefits from tiled flooring and an integrated electric hob, extractor fan and oven/grill. There is also space for a washing machine and fridge freezer. The kitchen offers further potential for further enhancement with the potential to opening up onto the adjoining dining room, subject to necessary planning permissions..

Rear Porch - 2.31 x 1.32 metres
Currently utilised as a utility room and features tiled flooring and large windows.

Hallway - 3.46 x 1.94 metres
A welcoming entrance hallway with carpeted flooring.

Bedroom 1 - 3.56 x 3.49 metres
A spacious master bedroom featuring carpeted flooring and a large window overlooking the neighbouring cricket club and rear garden. The room benefits from fitted wardrobes complemented by a useful corner shelving element.

Bedroom 2- 2.68 x 3.26 metres
A well proportioned double bedroom featuring carpeted flooring.

Bedroom 3 - 2.76 x 2.11 metres & Dressing Room - 2.74 x 1.32 metres
Originally designed as a double bedroom, this versatile space has been thoughtfully divided with a stud wall to create a single bedroom with an adjoining dressing room. The bedroom enjoys views over the rear garden and neighbouring cricket club and carpeted flooring. The dressing room benefits from fitted storage units, incorporating hanging rails and shelving providing excellent practical storage.

Bathroom - 1.67 x 2.50 metres
The bathroom is fitted with a white suite comprising a bath with an overhead electric shower, WC and wash hand basin. The room features tiled flooring and tiled walls, a frosted window providing natural light and privacy and a metal shower curtain rail.

Landing - 1.85 x 1.59 metres
A spacious landing featuring carpets and a large window with the front outlook.

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Externally

The property occupies a generous plot with a tandem driveway, single detached garage and front lawn with paved pathway to the entrance. To the rear is a large family garden with a spacious lawn, paved patio and pathway leading to an elevated decking area offering an additional seating space with lovely views over the cricket club. A fantastic outdoor space for family life and entertaining.

Additional Information

Council Tax Band - B
Energy Performance Cert - D62
Tenure - Leasehold

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