

INFIELD PARK, BARROW-IN-FURNESS, LA13 9JL

£475,000

FEATURES

- Highly Rare Purchase Opportunity
- Substantial Detached Family Bungalow
- Set In Grounds With Private Driveway
- Extensive Driveway & Gardens
- Detached Garage
- Grand Hallway, Lounge & Dining Room
- Family Room, Breakfast Kitchen & Utility Room
- Two Shower Rooms & Separate WC
- Three Bedrooms & Dressing Room
- Further Potential For Development





2 | 4 | 3 | Garage, Secure Gated Parking

Situated within one of Barrow's sought-after residential areas, this substantial three-bedroom family bungalow occupies a pleasant position within its own generous grounds, nestled between impressive Victorian properties in a tree-lined cul-de-sac. Offering spacious and versatile accommodation with considerable potential for additional bedroom space, the property is well placed for local schools and sixth form facilities, bus routes, Furness General Hospital and the historic Furness Abbey. Set back from the road behind a private driveway and enclosed by walled gardens with parking, detached garage and gated pathways to the front and rear gardens. Internally, the well-proportioned accommodation comprises of spacious family lounge with attractive fireplace and direct access to the front garden, adjoining kitchen breakfast room, further kitchen area, utility room, secondary reception room, cloakroom/WC, dining room, two shower rooms and three bedrooms over two floors, one with a dressing room and walk in wardrobe. Flexible accommodation means that this home is ideal for an elderly relative, teenager or multi-generational living. Complete with the first floor having loft space for storage with roof windows, offering potential for conversion subject to any necessary consents. Externally, the established gardens feature mature trees and shrubs, flower beds and an ample flagged patio, providing an attractive and private setting for entertaining and family enjoyment. Offered for sale with no onward chain, this substantial home offers generous accommodation, flexible living arrangements and considerable potential in a highly regarded residential area. Early viewing is strongly recommended.

Entered through a PVC door with glazed inserts.

ENTRANCE HALLWAY
Doors to two reception rooms, dressing room, dining room, two shower rooms and uPVC double glazed window to front.

RECEPTION ROOM
13' 9" x 19' 0" (4.19m x 5.79m)
Feature fireplace with decorative surround, uPVC double glazed window to front, PVC French style double glazed double doors providing access to the driveway, stairs to first floor and door to bedroom.

BEDROOM
12' 4" x 10' 2" (3.76m x 3.1m)
Range of fitted wardrobes, uPVC double glazed window and radiator.

SHOWER ROOM
4' 11" x 5' 10" (1.5m x 1.78m)
Fitted with a corner shower enclosure, wash hand basin set within a vanity unit and WC. Marble-effect wall and floor tiling, and contemporary chrome shower fitting.

DRESSING ROOM
9' 9" x 9' 2" (2.97m x 2.79m)
Range of fitted wardrobes and drawers to one wall. Open to:

MASTER BEDROOM
10' 1" x 8' 11" (3.07m x 2.72m)
UPVC double glazed window overlooking the established garden.

SHOWER ROOM
7' 10" x 5' 10" (2.39m x 1.78m)
Fitted with a modern white suite comprising of wash hand basin set within a wood-effect vanity unit, glazed shower enclosure and WC. Marble-effect wall and floor tiling and window with vertical blind.

DINING ROOM
12' 8" x 9' 2" (3.86m x 2.79m)
Double doors with glazed panels open through to the adjoining family room area with decorative ceiling light and feature timber beam.

FAMILY ROOM
16' 8" x 9' 6" (5.08m x 2.9m)
Two uPVC double glazed windows to side and open aspect to:

KITCHEN/DINER
12' 0" x 19' 5" (3.66m x 5.92m)
Split over two areas with an excellent range of base, wall and drawer units with wood-effect work surface over incorporating ceramic style sink and drainer and tiled splash backs. Integrated oven and hob with cooker hod over, fridge/freezer and dishwasher. Tiled flooring, uPVC double glazed window to side and double doors opening to the garden.

UTILITY ROOM
6' 2" x 7' 10" (1.88m x 2.39m)
Fitted with a range of base and drawer units matching the kitchen with wood-effect work surface over. Space and plumbing for washing machine, tiled floor and uPVC double glazed window with vertical blinds. Wall mounted combination boiler for the hot water and heating system. Door to:

WC
Fitted with a WC, tiled to mid height and uPVC double glazed, opaque window to side.

LOUNGE
20' 10" x 13' 11" (6.35m x 4.24m)
Attractive fireplace with decorative surround, uPVC double glazed window to rear and French doors with side glazed panes open directly to the garden.

FIRST FLOOR LANDING
Access to a bedroom and attic rooms.

BEDROOM
9' 6" x 8' 4" (2.9m x 2.54m)
UPVC double glazed window to side and built-in storage cupboard.

ATTIC ROOM
33' 0" x 7' 10" (10.06m x 2.39m)
Sloping ceiling, four roof windows, fitted storage cupboards and radiator.

ATTIC ROOM
9' 7" x 22' 6" (2.92m x 6.86m)
Built-in wardrobes, useful eaves storage and two roof windows.





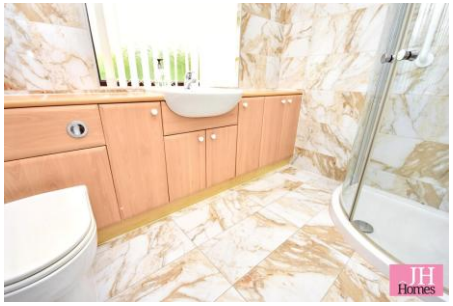














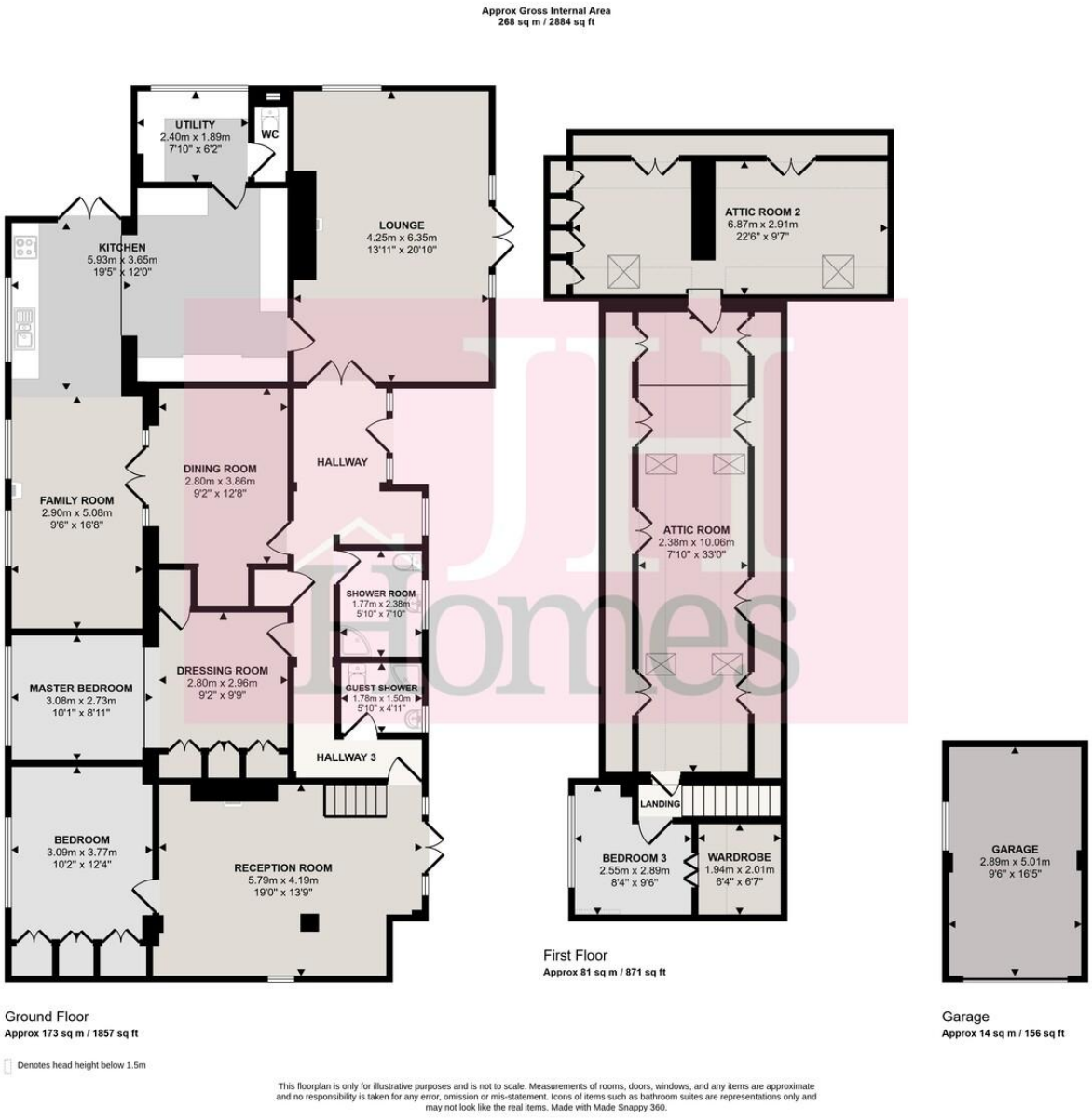
EXTERIOR

Approached by way of a private bordered driveway leading from Infield Park, providing access to the enclosed courtyard and garage. The gardens feature a well-maintained lawn, established hedging and mature planting, with paved patio areas offering space for outdoor seating and entertaining, while further paved pathways extend around the bungalow. The spacious gravelled courtyard provides additional parking and access to the garage, with brick boundary walls offering a good degree of privacy.

GARAGE

16' 5" x 9' 6" (5m x 2.9m)

Up and over door.



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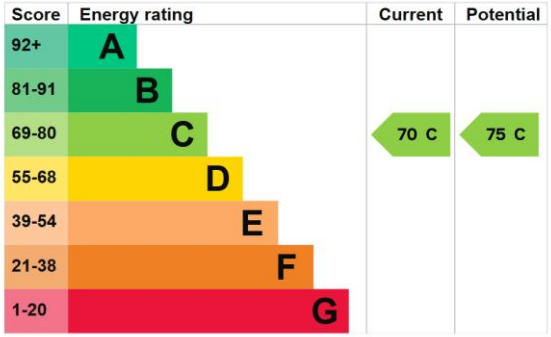
GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: E
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

Entering Barrow via Abbey Road from Mill Brow round about and with Furness General Hospital on your right. After a short while, turn left into Infield Park, 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/sadly.neck.award



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.