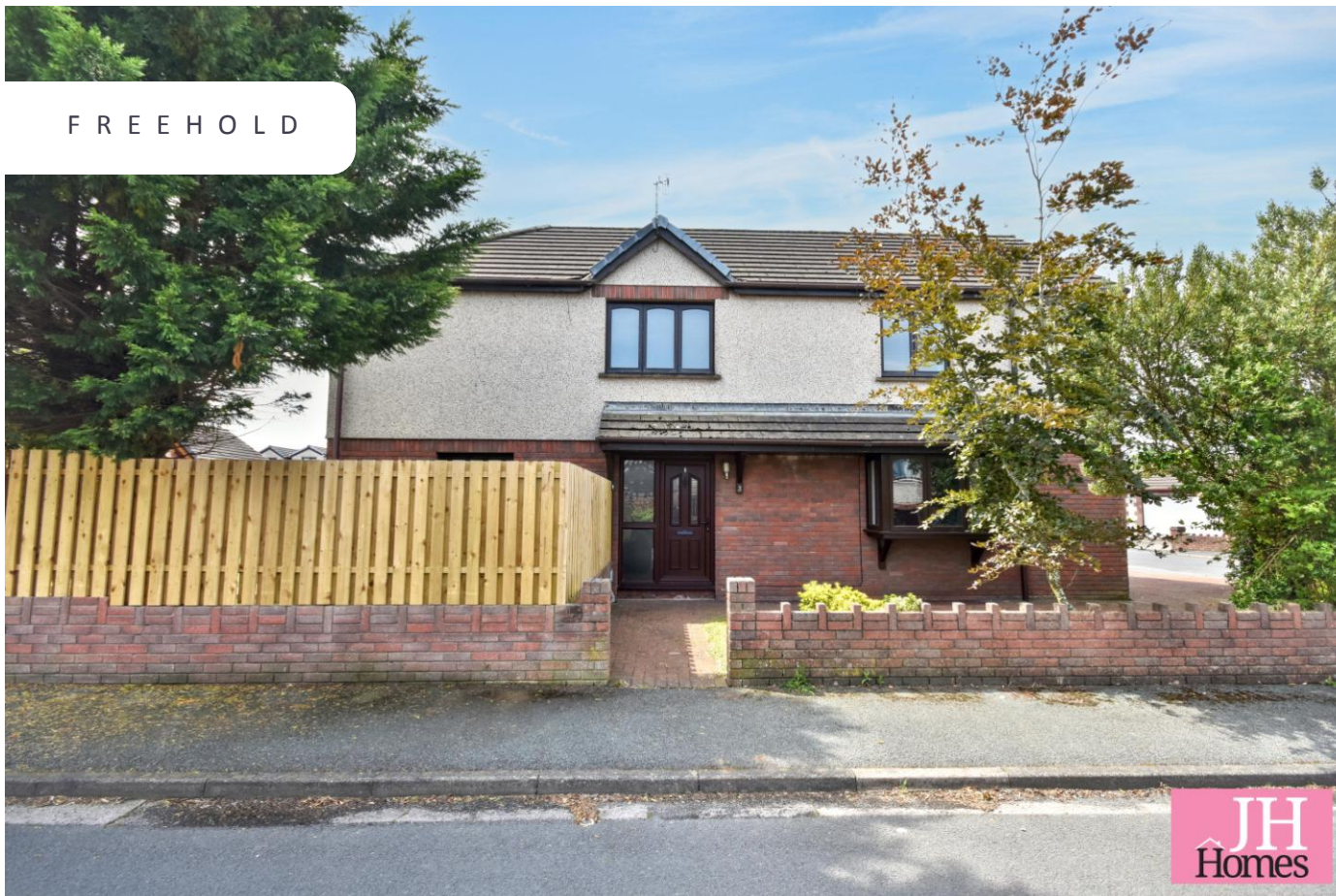


FREEHOLD



3 PLOVER CLOSE, ASKAM-IN-FURNESS, LA16 7HR

£335,000

FEATURES

- Executive Detached Family Home
- Occupying Favourable Corner Plot
- Unique Design By Price & Clews LTD
- Gas CH System & Double Glazing
- Hallway, Lounge & Dining Room
- Modern Kitchen & Utility Room
- Three Double Bedrooms
- En-Suite Master Bedroom & House Bathroom
- Gardens To Front & Sides
- Driveway & Garage



-  2
-  2
-  3
-  Garage, Off Road Parking



This outstanding executive three-bedroom detached family home occupies an enviable corner plot within a quiet cul-de-sac on the highly sought-after Parklands Estate in Askam-in-Furness. Built by Price & Clews, the property offers generous living space, contemporary styling, and high-quality upgrades throughout, making internal viewing essential to fully appreciate everything it has to offer. The accommodation briefly comprises of an inviting entrance hallway, a spacious lounge, a dining room with access to the rear garden, a modern kitchen/breakfast room featuring a breakfast bar, and a utility room housing the combination boiler for the heating and hot water system. To the first floor are three well-proportioned bedrooms, including a superb principal bedroom with en-suite facilities, together with a luxurious family bathroom. The property benefits from double glazing, a gas central heating system, contemporary décor, and LED lighting throughout. Externally, the home enjoys attractive lawned and mature gardens to the front and side, an enclosed side garden, an integral garage, and a block-paved driveway providing ample off-road parking for several vehicles. Situated within a popular residential development, the property is conveniently located close to local schools, shops, the train station, and the beach. Excellent transport links provide easy access to the nearby towns of Barrow-in-Furness, Dalton-in-Furness and Ulverston.

Accessed through a PVC door into:

ENTRANCE HALLWAY

PVC Entrance door with matching glazed panels, wood laminate flooring, understairs cupboard. Door to the dining room and stairs to the first floor. Door to:

LOUNGE

19' 2" x 16' 2" (5.84m x 4.93m)

Two double glazed box windows to the front and side, coal effect living flame gas fire with chrome trim and stone effect surround, modern contemporary decoration, LED lighting and two radiators.

DINING ROOM

12' 4" x 13' 1" (3.76m x 3.99m)

Wood laminate flooring, radiator, double glazed

sliding patio doors to the side garden and double glazed window to the front. Open double doorway to:

BREAKFAST KITCHEN

12' 4" x 13' 2" (3.76m x 4.01m)

Fitted with a range of base, wall and drawer units with marble effect worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. Two double glazed windows the side and rear, breakfast bar, space for a range cooker, space for an American style fridge/freezer, dishwasher and heated towel rail. Door to:

UTILITY ROOM

6' 4" x 9' 2" (1.93m x 2.79m)

Single base unit, worktop, stainless steel sink, wall mounted combination boiler for the heating and hot water system, plumbing for a washing

machine, radiator and space for a dryer. PVC external door to the rear and door to:

GARAGE

17' 11" x 10' 1" (5.46m x 3.07m)

Up'n'over door, two windows, loft space and light and power points.

FIRST FLOOR LANDING

Double glazed window to the front, double cupboard and radiator. Doors to all bedrooms and bathroom, plus en-suite facility to the master bedroom.

MASTER BEDROOM

15' 6" x 16' 4" (4.72m x 4.98m)

Double glazed window to the front and side plus radiator. Door to:

EN-SUITE

Three-piece suite comprising of WC, wash hand basin and walk-in shower cubicle, plus tiling and a radiator.

BEDROOM

9' 2" x 13' 1" (2.79m x 3.99m)

Double glazed window to the side, double wardrobe, modern decor and radiator.

BEDROOM

9' 3" x 13' 4" (2.82m x 4.06m)

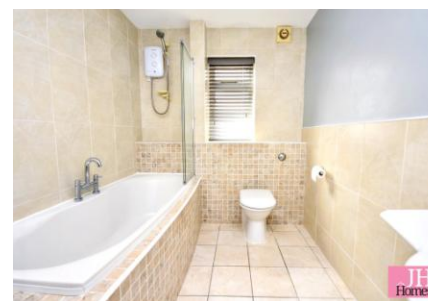
Radiator and double glazed window to the side.

BATHROOM

Modern three-piece suite in white comprising of WC, wash hand basin, and bath with shower above, plus uPVC double glazed window, radiator and tiling.

EXTERIOR

The property is set on a good-sized plot with ample parking, and lawned, well-established gardens to the front and sides. There is also a driveway for off-road parking extending to the garage with access to the front and rear doors.



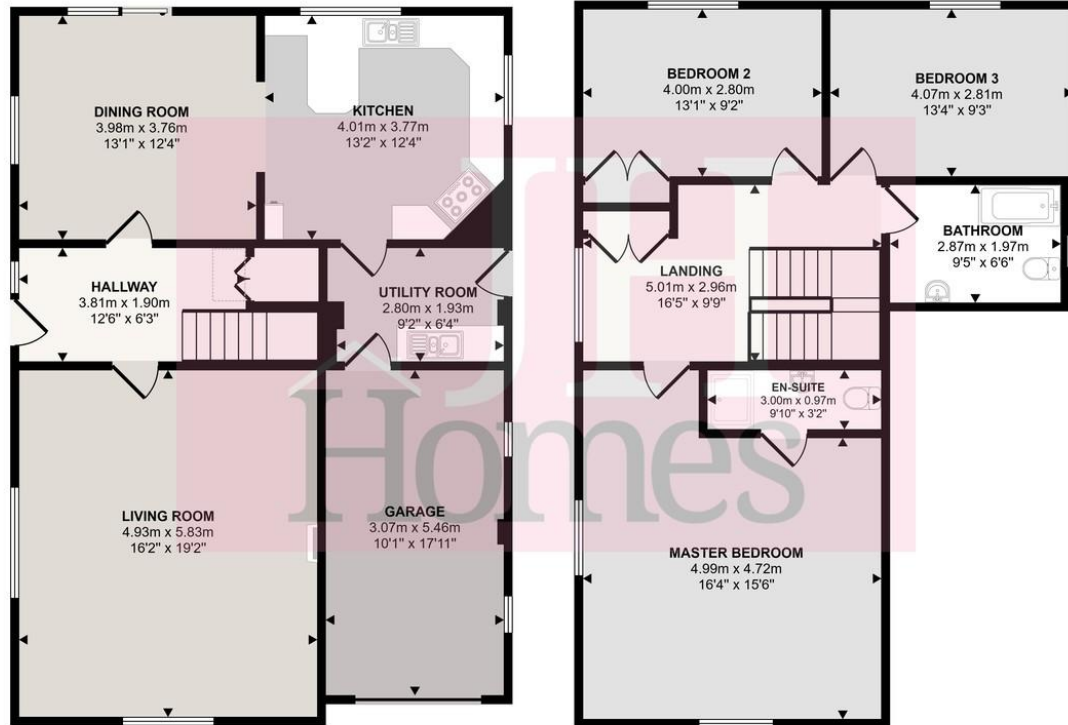
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Approx Gross Internal Area
170 sq m / 1834 sq ft



Ground Floor
Approx 95 sq m / 1021 sq ft

First Floor
Approx 75 sq m / 812 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.

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

Leave Ulverston along the A590 heading towards Dalton. At the first roundabout at the top of Melton Hill, take second right and continue following the road until the next roundabout, take the third exit heading towards Askam. Follow the road along turning left after the brickworks into Lots Road. Continue along the road and around the sharp right-hand bend. Turn immediately left onto New Road then take the second right onto Parklands Drive. Turn left at the crossroads with Caspian Road and first right into Plover Close.

The property can be found by using the following 'What Three Words': <https://w3w.co/imprints.scars.conga>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 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.

