SCHOOL ROAD, KIRKBY-IN-FURNESS, LA17 7TF

£495,000

FEATURES

- Excellent Detached Family Home
- Popular & Convenient Village Location
- Well Presented Throughout with light neutral decor
- Versatile Five/Six Bedroom Home
- Superb Kitchen/Dining Room
- Four Shower Rooms
- PVC Double Glazing & GCH System
- Good Sized Garden Space To Rear With Great Views
- Perfect For A Range Of Buyers & No Upper Chain
- Been A Successful Holiday Let & Move In Ready

4 | 2 | 6 | On Road & Side Parking

Most attractive and generously proportioned five/six-bedroom detached property, having been sympathetically updated to provide an adaptable versatile family home combining many character features with a blend of modern facilities. Situated in Kirkby on a roadside position, with its free-flowing accommodation has been extended to the ground floor creating a superb open plan family kitchen/dining space with central island having quality fixtures and fittings for modern day living, two reception rooms, hall, study, ground floor cloaks, utility room. To the first floor are four bedrooms, five-piece modern bathroom and well-proportioned attic room with seating area and bedroom. Externally is an extensive lawned garden to the rear, driveway to the side which has potential for building a garage or parking. This lovely home demands internal viewing and the property is offered for sale having the advantage of no upper chain.

Accessed through a central PVC Oak effect front door with double glazed and pattern glass pane opening to:

PORCH
Wood grain pattern flooring and traditional door with leaded and coloured glass upper panes open to:

ENTRANCE HALL
Double radiator, fitted coat hooks, wood grain effect flooring and traditional staircase to first floor with double doors to an under stairs storage area. Access to a ground floor bedroom, lounge, dining kitchen and shower room.

LOUNGE
17' 9" x 10' 10" (5.41m x 3.3m)
Feature central fireplace with timber floating mantle shelf, slate flagged hearth and stove, electric meter cupboard and inset lights to ceiling. Door to snug and double glazed doors to kitchen diner.

SNUG
5' 11" x 10' 11" (1.8m x 3.33m)
UPVC double glazed window with blind, TV mount to wall, double radiator and inset lights to ceiling.

BEDROOM/RECEPTION ROOM
11' 11" x 10' 7" (3.63m x 3.23m)
UPVC double glazed windows to front and side, both with deeper sills, double radiator and grey laminate style flooring. Feature fireplace with mantle shelf and stone inset.

SHOWER ROOM
9' 8" x 4' 8" (2.95m x 1.42m)
Comprising of walk-in shower cubicle with floor drain with fixed rain head shower and flexi track spray, WC and wash hand basin say on a wooden shelf with mixer tap. Panelling to walls and door useful store cupboard.

KITCHEN/DINER
18' 1" x 26' 1" (5.51m x 7.95m)
Magnificent room which has been extended to the rear of the original house and offers a central island with excellent sized double glazed lantern style roof. Fitted with a range of base, wall and drawer units with worktop over incorporating breakfast bar and ceramic twin bowl sink with mixer tap. Range style cooker with seven burner top, twin ovens and grill with extractor fan, American style fridge/freezer and integrated dishwasher. Set of PVC double glazed French doors open to the rear garden with double glazed windows to sides and stable PVC door with double glazed panes to side. Wood grain effect tiled floor and lighting to ceiling.

FIRST FLOOR LANDING
Double-glazed modern sash window to the half landing with the main landing has doors to all bedrooms and shower rooms plus a secondary staircase to the top floor master suite.

BEDROOM
11' 8" x 10' 10" (3.56m x 3.3m)
Double room to the rear of the property with modern double glazed sash window with a lovely view to the rear garden, radiator and open to under stairs.

BEDROOM
11' 9" x 10' 5" (3.58m x 3.18m)
Double room situated to the front with uPVC double glazed window to front offering a lovely aspect beyond the service station and property opposite towards the Kirkby Fells and countryside.

BEDROOM
13' 2" x 10' 10" (4.01m x 3.3m)
Double room with inset lights to ceiling, radiator and door to boiler cupboard housing Worcester gas combi boiler for the hot water and heating system and factory insulated hot water storage tank. UPVC double glazed window.

BEDROOM

11' 1" x 6' 4" (3.38m x 1.93m)

Single room with uPVC double glazed window to front with an outlook as the previous bedrooms and radiator.

SHOWER ROOM

5' 5" x 8' 0" (1.65m x 2.44m)

Comprising of walk-in shower cubicle with marble effect panels to walls and fixed rain head shower with flexi-track spray, WC with pushbutton flush and wash hand basin with reproduction style mixer tap, splash back and cupboard below. UPVC double glazed pattern glass window, inset lights to ceiling, grey laminate style floor and grey ladder style towel radiator.

SHOWER ROOM

6' 2" x 4' 11" (1.88m x 1.5m)

Comprising of quadrant shower cubicle with thermostatic shower, fixed rain head and flexi-track spray, WC with push button flush and wash hand basin with reproduction style mixer tap and splashback with cupboard under. Bathroom cabinet, grey ladder style towel radiator, small uPVC double glazed window to side and laminate style flooring.

SECOND FLOOR LANDING

Some reduced head height, painted beams, UPVC double glazed window offering a great view down the village and Velux roof window. Door to shower room and open access to:

MASTER BEDROOM

18' 9" x 12' 7" (5.72m x 3.84m)

Some reduced head height to the sides, painted timbers, Velux double glazed roof lights to front and rear looking towards Kirby Fells and the rear window looking towards the estuary and Lakeland Hills beyond the neighbouring properties.

BATHROOM

Fitted with a three-piece suite comprising of WC, roll top bath with ball and claw style feet and mixer tap, wash hand basin set on a washstand with cupboard under, splash back and mirror above. Double-glazed roof light and low door to eaves storage.

EXTERIOR

Prominently positioned adjacent to the main road has access to the side leading to a fabulous rear garden. The rear garden is a lovely feature of the property with a lower patio area, where there is a currently a hot tub. To the far side there is a useful garden store as well as log store and gated access to the road. From the patio there are steps up to a grassed garden area with mature shrubs and bushes to side, lovely mature beach tree and towards the end are steps to a further raised garden area currently with children's slide etc. The rear garden has a fabulous sunny South Westerly elevation and is a great compliment to the property.

Approx Gross Internal Area
221 sq m / 2377 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.

Call us on
01229 445004

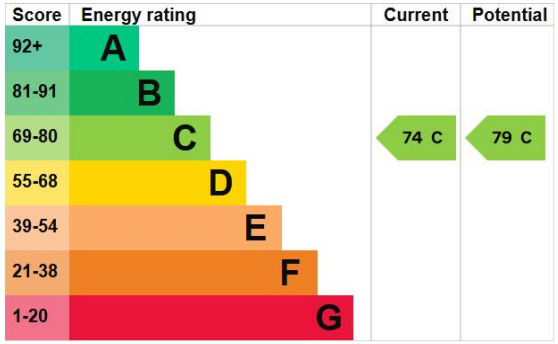
contact@jhhomes.net
www.jhhomes.net/properties

GENERAL INFORMATION

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

DIRECTIONS:

Proceed out of Ulverston on the A590 heading towards Barrow. Turn right the roundabout signposted for Askam and proceed down the road until you reach the Askam train station. At the Station rear right towards Ireleth and Kirkby. When you arrive in Kirkby the property is on the left-hand side just up from the Commercial Pub and Moorland Service Station. It can be found using the following What3Word reference
https://w3w.co/coasters.ferried.pools



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.