

FREEHOLD



55 NORTH ROW, BARROW-IN-FURNESS, LA13 0HG

£450,000

FEATURES

Stunning Detached Family Home

Highly Popular Location

Modern Build Circa 2017

Ground Source Heat Pump & Solar Panels

Living/Dining/Kitchen With Bi-Fold Doors To Garden

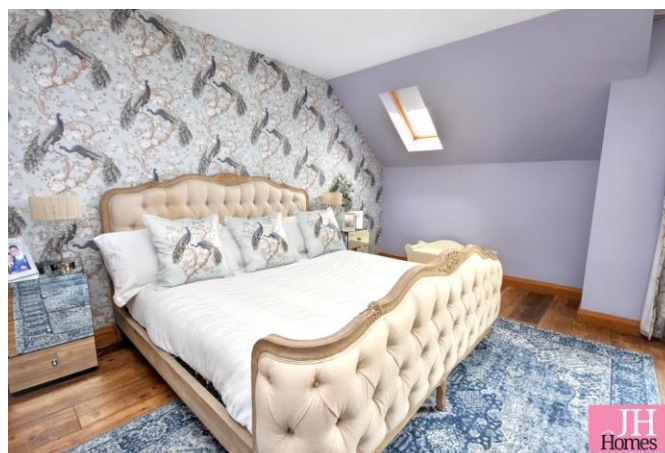
Hallway, Two Ground Floor Bedrooms, Study, Utility & Bathroom

Master Bedroom With Balcony, Dresser, En-Suite & Gym

Ample Off-Road Parking

Enclosed Rear Garden

Early Inspection Advised



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Off Road Parking



Situated within the highly sought-after Roose area, this substantial executive three-bedroom detached residence, built circa 2017 and owned by the same family since new, presents a rare opportunity to acquire a spacious and beautifully maintained family home in an exceptionally convenient location. The property is ideally positioned within a short walking distance of the highly regarded Roose Community Primary School and Yarlside Academy, while also benefiting from easy access to local shops, public transport links, the railway station, and a selection of family-friendly public houses. Homes of this size and quality in such a desirable setting rarely remain available for long, making early viewing highly recommended. Lovingly cared for by its current owner, the property is presented in immaculate decorative order throughout, featuring contemporary styling and a thoughtfully designed layout perfectly suited to modern family living. The home benefits from a ground-source heat pump heating system, high-performance double glazing, and solar panels, offering both comfort and energy efficiency. The accommodation briefly comprises of an impressive entrance hallway with a handcrafted spindle staircase leading to the first floor. At the heart of the home is a superb open-plan living/dining and kitchen space, ideal for both everyday family life and entertaining. Bi-fold doors provide direct access to the rear garden, while the well-appointed kitchen is fitted with a range of integrated appliances and complemented by a practical utility room. The ground floor also offers two generous double bedrooms overlooking the front, a versatile study suitable for home working, and a stylish family bathroom serving this level. Occupying the first floor is an outstanding principal bedroom suite. This impressive space features a private balcony with attractive views over the rear garden and benefits from an adjoining gym or nursery room, providing excellent flexibility for growing families or those seeking additional office space. The suite is further enhanced by a walk-in dressing room fitted with bespoke furniture and a luxurious en-suite bathroom featuring a four-piece suite, including a freestanding bath. Externally, the property offers ample block-paved off-road parking to the front. To the rear is a private, enclosed lawned garden, designed for low-maintenance enjoyment and ideal for relaxing, entertaining, or family activities. Combining generous living accommodation, modern energy-efficient features, and an excellent family-friendly location within Roose, this exceptional home represents a superb opportunity for discerning buyers. Early internal inspection is strongly recommended to fully appreciate the space, quality, and lifestyle on offer.

Accessed through a composite door into:

ENTRANCE HALLWAY

A welcoming and impressive entrance to the home, the hallway features attractive ceramic tiled flooring with underfloor heating and provides access to all ground-floor rooms through solid oak internal doors. A handcrafted spindle staircase rises to the first floor, creating an immediate sense of quality and style.

OPEN-PLAN LIVING / DINING KITCHEN

15' 9" x 25' 6" (4.8m x 7.77m) max

Undoubtedly the heart of the home, this superb open-plan living, dining and kitchen space has been designed with modern family living and entertaining in mind. The kitchen is fitted with a stunning range of contemporary grey high-gloss units, including a useful larder cupboard, complemented by concealed handles, striking white sparkle Silestone work surfaces and vibrant feature splashbacks. Integrated appliances include a double oven with built-in microwave, AEG five-ring gas hob with wok burner, dishwasher and fridge/freezer. A sink unit with mixer tap, which is also a boiling water tap, is set

beneath generous worktop space. The dining and living areas provide ample space for both formal dining and relaxed seating, creating a fantastic social hub for family life. Zoned underfloor heating runs beneath the ceramic tiled flooring, while bi-folding doors open directly onto the rear garden, flooding the room with natural light and seamlessly blending indoor and outdoor living.

UTILITY ROOM

5' 2" x 9' 3" (1.57m x 2.82m)

Practical and well-equipped utility room fitted with matching white high-gloss units and complemented by contemporary lime-green tiling. Features include a double sink unit with mixer tap and drainer, plumbing for a washing machine, space for a fridge/freezer and provision for a tumble dryer. Ceramic tiled flooring with underfloor heating continues from the main living accommodation.

BEDROOM

11' 7" x 9' 4" (3.53m x 2.84m)

Generous double bedroom positioned to the front of the property with a uPVC double-glazed window providing a pleasant outlook. Finished with ceramic tiled flooring and underfloor heating.

BEDROOM

11' 7" x 9' 3" (3.53m x 2.82m)

A further well-proportioned double bedroom enjoying a front-facing view via a uPVC double-glazed window. Complete with ceramic tiled flooring and underfloor heating.

STUDY

5' 8" x 9' 1" (1.73m x 2.77m)

A versatile room currently utilised as a study and ideal for home working. This room also houses the property's multimedia infrastructure, including television, internet and audio cabling, serving the integrated speaker systems within the living area, principal bedroom and

en-suite bathroom.

BATHROOM

Stylishly appointed with a modern three-piece suite comprising of a low-level WC, vanity wash hand basin and panelled bath with shower over. Complemented by ceramic tiled flooring with underfloor heating, an extractor fan and a uPVC double glazed window to the side.

FIRST FLOOR LANDING

Bright and spacious landing area enhanced by a Velux roof window, allowing excellent levels of natural light. Solid oak double doors lead into the impressive principal bedroom suite. Fitted with underfloor heating and a smoke alarm.

PRINCIPAL BEDROOM SUITE

19' 5" x 18' 6" (5.92m x 5.64m) max

A truly exceptional master bedroom offering generous proportions and stylish contemporary décor throughout. Ceramic tiled flooring with underfloor heating enhances comfort, while French doors open onto a private balcony overlooking the rear garden. The bedroom enjoys direct access to the adjoining gym/nursery, the walk-in dressing room and luxurious en-suite bathroom.

GYM / NURSERY / HOME OFFICE

8' 5" x 9' 4" (2.57m x 2.84m)

Highly versatile room currently utilised as a gym but equally suited to use as a nursery, hobby room or home office. Finished with ceramic tiled flooring and underfloor heating.

WALK-IN DRESSING ROOM

17' 6" x 6' 2" (5.33m x 1.88m) max

A superb addition to the principal suite, fitted with built-in wardrobe furniture and illuminated by a Velux roof window providing excellent natural light. Ceramic tiled flooring with underfloor heating continues throughout.





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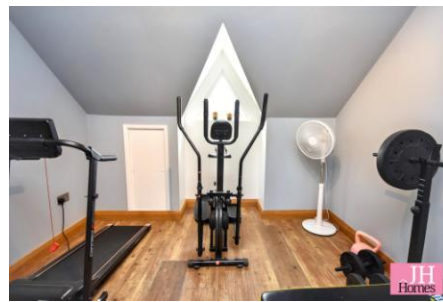


EN-SUITE

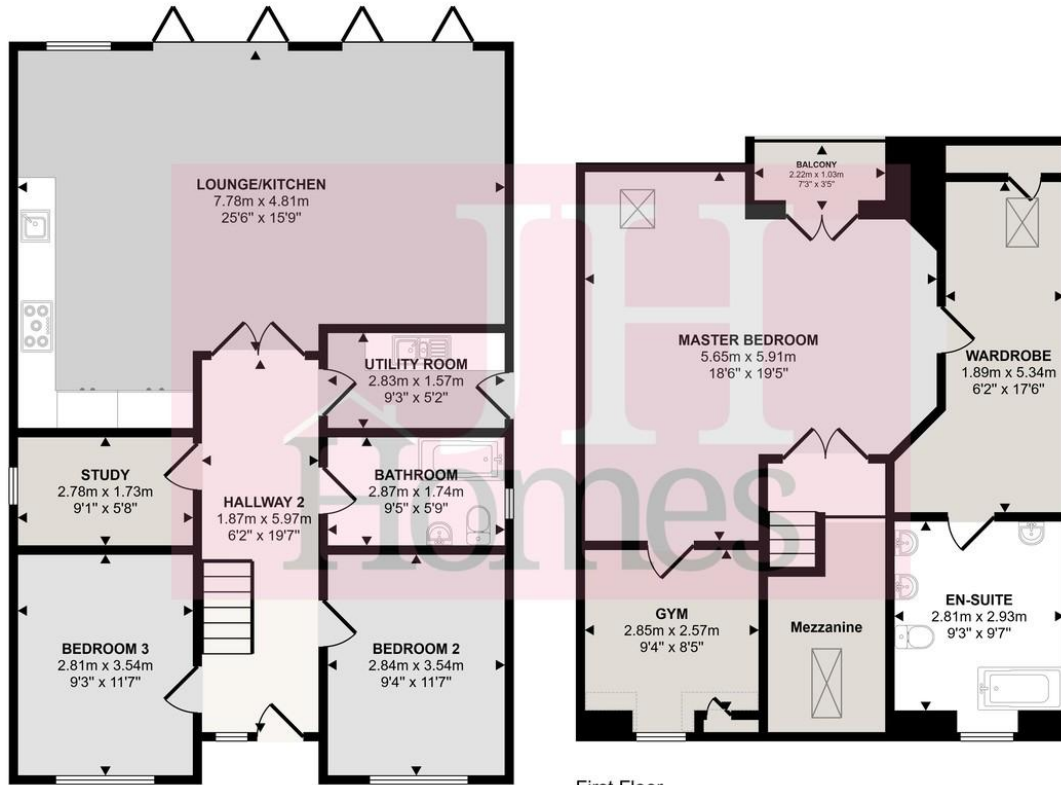
Beautifully appointed and finished to a high standard, the en-suite features extensive wall and floor tiling and comprises of a low-level WC, vanity wash hand basin and a shower enclosure with rainfall shower. Underfloor heating continues beneath the ceramic tiled floor. The centrepiece of the room is a stunning freestanding oval bath positioned beneath a feature window, creating a luxurious spa-like atmosphere.

EXTERIOR

To the front of the property is a substantial driveway providing ample off-road parking for multiple vehicles. A low boundary wall enhances privacy, while the attractive sage-green composite windows and entrance door create outstanding kerb appeal. The enclosed rear garden is ideal for families and entertaining alike. Predominantly laid to lawn and bordered by timber fencing for privacy, the garden also features a substantial decked seating area accessed directly from the living space via the bi-fold doors. A charming summer house, complete with power, lighting and a water supply, provides additional versatility and is complemented by a further decked seating area to the front. Altogether, this is a superb outdoor space perfectly suited to relaxation, family life and social gatherings.



Approx Gross Internal Area
149 sq m / 1607 sq ft



Ground Floor
Approx 90 sq m / 965 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.

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, water and electric are all connected. Electric heating, ground source heat pump and solar panels

DIRECTIONS:

On entering Barrow via Abbey Road 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 past Tesco Metro and Roose station. At the junction turn left onto Roose Road and at the roundabout turn right into Rampside Road. Take your first left into North Row. The property can be found by using the following "What Three Words":

<https://w3w.co/tame.shock.shall>

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	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.

