

FREEHOLD



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

£320,000

FEATURES

Superior Link Detached
Family Home

Attractive Corner Plot
Location

End Of Quiet Cul De Sac

Replacement UPVC DG &
GCH System

Superb Kitchen/Dining
Room

Luxury Four Piece
Bathroom

Vestibule & Open Plan
Lounge With Wood
Burner

Utility Room &
Cloaks/WC

Three Double
Bedrooms

Driveway, Garage &
Gardens



1



1



3



Garage,
Off Road
Parking



Superb, executive three bedroom link-detached family home situated towards the head of a quiet Cul De Sac with parking, garage, enclosed rear garden and built by Price & Clews on the hugely popular Parklands Estate Circa 1997. The property has since been significantly upgraded by the current owners which would be fully appreciated upon recommended viewing, including bespoke kitchen with appliances, replacement luxury, four piece bathroom with underfloor heating, replacement uPVC double glazing and entrance door, Parquet flooring, solid oak doors, carpets and contemporary decoration with LED lighting throughout. Occupying an attractive position this modern, very well-presented home benefits from spacious accommodation comprising of entrance vestibule, open lounge with wood burner, kitchen/dining/family room with French style double glazed double doors and access to rear garden, replacement utility room housing the condensing boiler for heating and hot water systems, modern cloaks/WC, three double bedrooms and a four-piece family bathroom. Externally there are lawned gardens to the front and rear, driveway and integral garage with electric roller door. Further benefits from uPVC double glazing, gas central heating system and is situated in a popular residential estate in Askam in Furness with the beach, schools, train station and shops close by. The location offers convenient access to

Accessed through PVC door into:	KITCHEN/DINING/FAMILY ROOM <i>10' 6" x 16' 8" (3.2m x 5.08m)</i>	housing combination boiler for heating and hot water systems. Wine cooler, uPVC external door to rear garden and fire door to garage. Door to:
ENTRANCE VESTIBULE Entrance door with matching glazed panels. Door to:	Fitted with a range of base, wall and drawer units with granite worktop over incorporating Double Belfast style sink with mixer tap and splash back tiling. Double oven, microwave, five ring induction hob and extractor hood over. Space for American style fridge/freezer and dining table. Parquet flooring, feature brick set wall with radiator and uPVC double glazed window to rear. French style double glazed double doors to rear garden and door to:	CLOAKS/WC Extractor fan and modern two-piece suite comprising of WC and wash hand vanity basin.
LOUNGE <i>17' 5" x 16' 8" (5.31m x 5.08m)</i> Wood burner set on slate plinth with wooden mantle, space above for wall mounted flat screen TV, modern contemporary decoration and Parquet flooring. Two radiators, uPVC double glazed bow window and stairs to first floor. Open double doorway to:	UTILITY ROOM <i>9' 7" x 9' 5" (2.94m x 2.88m) (including Cloaks/WC)</i> UPVC double glazed window to rear, radiator, plumbing for washing machine and space for dryer. Matching broom cupboard and double base unit as kitchen, granite effect work top and wall cupboard	FIRST FLOOR LANDING Over stairs storage cupboard plus storage/airing cupboard. Doors to all bedrooms and bathroom.
		BEDROOM <i>14' 1" x 9' 4" (4.29m x 2.84m) max</i> Radiator and uPVC double glazed window to rear.
		BEDROOM <i>14' 1" x 8' 4" (4.29m x 2.54m)</i>

UPVC double glazed window to front and radiator.

BEDROOM

8' 2" x 8' 2" (2.50m x 2.50m)

Radiator and uPVC double glazed window to front.

BATHROOM

Modern four piece suite in white comprising of WC, vanity wash hand basin, slipper bath with mixer tap and shower plus walk-in shower cubicle. Tiling, heated towel rail, underfloor heating and uPVC double glazed window to rear.

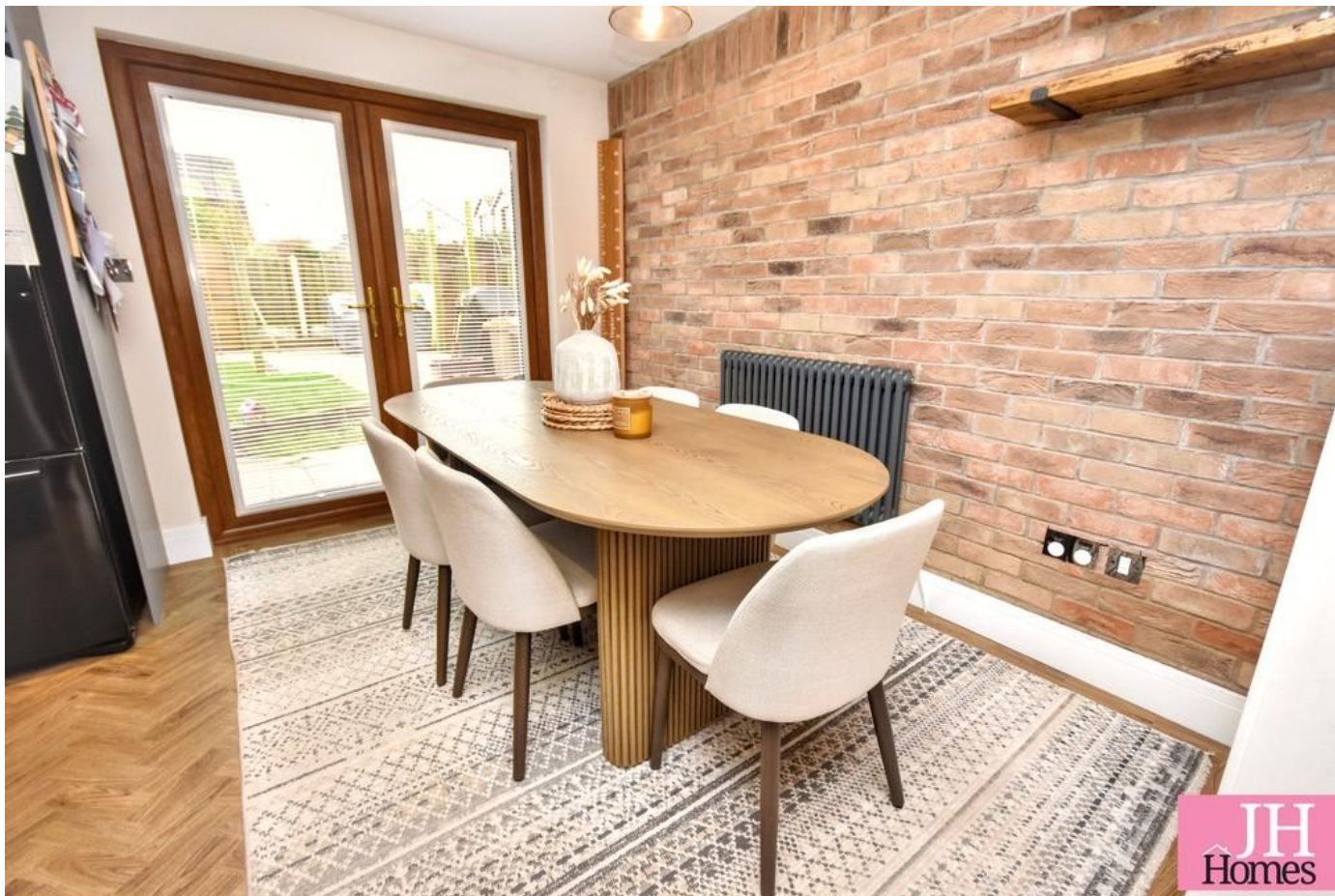
EXTERIOR

Set on a good-sized walled plot with parking and lawned front garden. Enclosed rear garden with patio areas.

GARAGE

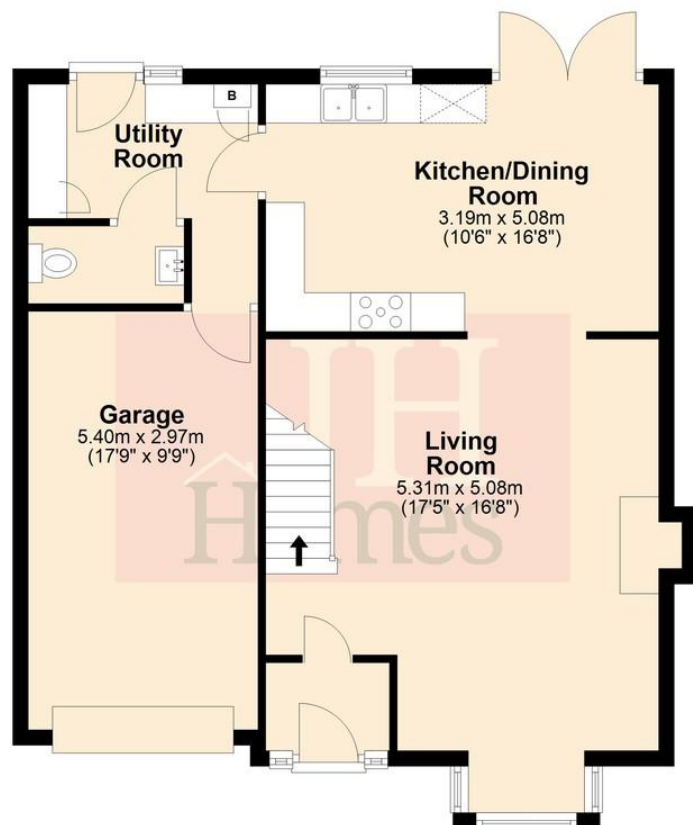
17' 9" x 9' 9" (5.41m x 2.97m)

Light and power points and electric roller door.



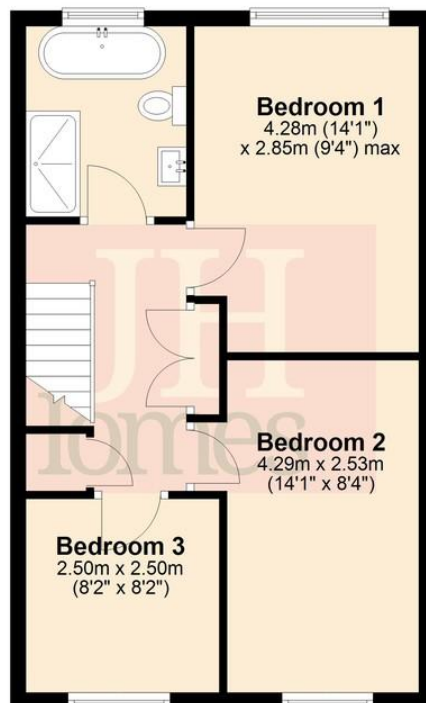
Ground Floor

Approx. 70.4 sq. metres (758.3 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.8 sq. feet)



Total area: approx. 114.4 sq. metres (1231.0 sq. feet)

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

Leaving Ulverston along the A590 head towards Dalton, at the first roundabout at the top of Melton Hill take the second right and continue following the road until the next roundabout. Then 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. Take your second left into Caspian Road and first right into Plover Close. The property can be found by using the following "What Three Words":

<https://w3w.co/learns.stumpy.potential>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 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.

