

FREEHOLD



75 SIR JOHN BARROW WAY,  
ULVERSTON,  
LA12 9SZ

£375,000

FEATURES

Stylish Detached Family Home

Popular & Convenient Location

Very Well Presented Throughout

Comfortable & Spacious Lounge

Stylish Fitted Kitchen/Dining Room

Utility & WC, Modern Stylish Bathroom

Four Good Bedrooms & Main Ensuite

Well Presented Sunny Rear Garden

Double Width Drive & Integral Garage

Ideal For A Range Of Buyers Inc Family Buyer. Chain Free



Garage, Off Road Parking, EV Charging (private)



This property presents a truly impressive, beautifully styled detached home that stands out from the moment you arrive. Set on a good plot with double-width parking, a single integral garage and an attractive landscaped rear garden, it offers both kerb appeal and excellent outdoor space. Inside, the property feels bright, modern and welcoming. The layout is ideal for family living, featuring an inviting entrance hall, a comfortable lounge and a superb open plan kitchen/diner perfect for everyday life and entertaining. A utility room and WC complete the ground floor. To the first floor are four well-proportioned bedrooms, including a main ensuite, along with a stylish family bathroom. Reluctantly offered for sale due to relocation, this chain free home has been well cared for, and its presentation will impress upon viewing. Early appointments are available through JH Homes.

This great home is accessed through an open porch giving shelter to the composite double-glazed door. Opening into:

#### **ENTRANCE HALL**

Inviting space with a radiator, coat hooks and stairs leading to the first floor. A modern wooden door gives access into the lounge and heating control panel.

#### **LOUNGE**

*16' 10" x 11' 1" (5.13m x 3.38m)*

Fabulous room which is beautifully presented with light grey decor to the walls, including a feature central panelling area. It has a double-glazed uPVC bay window to the front with blinds, a radiator, and electric light and power points. A door to the rear opens to:

#### **KITCHEN/DINER**

*12' 4" x 17' 9" (3.76m x 5.41m)*

Fitted with a range of base, wall and drawer units with patterned worktop over and matching up stand with discrete lighting, incorporating single drainer sink unit with mixer tap and splash back tiling. Integrated appliances include an induction hob with glass splashback and cooker hood above, an eye-level microwave, double oven, built-in fridge/freezer with matching decor panel and dishwasher. Complete with a uPVC double glazed window overlooking the lovely rear garden area. The dining area offers ample space for a family sized table, with two radiators and French doors with blinds opening to the lovely rear garden. There is a door to an understairs store which has low level LED feature lighting and shelving to the walls, providing a valuable storage area. Further door to the garage and door to:

#### **UTILITY ROOM**

*5' 1" x 5' 11" (1.55m x 1.8m)*

Matching units and work surface to the kitchen, with a stainless-steel sink unit, recess and plumbing for a washing machine and space for a dryer. There is a uPVC window with shutter looking to the rear garden, a PVC double glazed door to the side and Amtico woodgrain laminate flooring which continues through from the kitchen/diner into the utility and beyond into:

#### **WC**

A useful ground floor facility comprising of a wall hung wash hand basin with splashback and WC with pushbutton flush. There is attractive décor, a uPVC pattern glass window with shutter, a radiator and an extractor fan and light to the ceiling.

#### **FIRST FLOOR LANDING**

From the entrance hall the stairs lead to the first floor with a feature wooden handrail and light attractive neutral décor. The landing has a radiator behind a decorative cover, an access point to the loft and modern wooden internal doors to the bedrooms and bathroom.

#### **LOFT**

Accessed using a drop-down ladder, the loft has been boarded to provide useful storage and has a light point.

#### **BEDROOM**

*13' 2" x 11' 3" (4.01m x 3.43m)*

A most attractive and well-presented double bedroom with lovely light neutral decor and a uPVC double glazed window to the front with twin opening panes. Complete with a radiator, light neutral décor and a door to:

#### **ENSUITE**

Provides a well presented and useful room with tiling to the floor, a three-piece suite comprising of a WC with pushbutton flush, wash hand basin with mixer tap and useful storage cupboard under, shaver point to the side, a quadrant shower cubicle with thermostatic shower, flexi-track spray and fixed rain head fitting and tiling to the shower cubicle. There is a chrome ladder style towel radiator, an extract fan and a uPVC double glazed window behind a shutter.

#### **BEDROOM**

*11' 0" x 9' 0" (3.35m x 2.74m)*

Excellent double bedroom with a uPVC double glazed window to the front with a blind and radiator below. The room has attractive decor with a wooden door to the tank cupboard housing the Worcester pressurised hot water storage tank for the heating and hot water system.

#### **BEDROOM**

*9' 8" x 9' 4" (2.95m x 2.84m)*

Double bedroom to the rear of the property with feature panelling to one wall and light attractive neutral décor. There is a radiator and plantation style shutters to the uPVC double glazed window looking to the rear garden.

#### **BATHROOM**

Fitted with a three-piece suite in white comprising of a wall hung wash hand basin, a WC with pushbutton flush and a panel bath with glazed shower screen, over bath shower, flexi-track spray and fixed spray head, with the bath having a side mounted mixer tap. There is a chrome ladder style towel radiator, tiling to the floor and further tiling to half of one wall and around the bath area. There is also a shaver point, extractor fan and PVC double glazed window with fitted shutter.

### BEDROOM

9' 9" x 7' 8" (2.97m x 2.34m)

A further good bedroom currently used as a home office, with attractive decor including a feature paper wall and panelling. There is a uPVC double glazed window to the rear with a shutter and a radiator, and whilst offering a perfect home office, would make an excellent additional fourth bedroom.

### EXTERIOR

To the front there is the benefit of a double width drive offering excellent off-road parking and access to the integral garage. With a further well-presented front garden area with grass, mature rockery and young trees, the brick set drive offers side by side parking for several vehicles. The South facing rear garden is beautifully presented with a patio adjacent to the French door offering seating and outside dining space. The garden has a good degree of sunshine, mature well stocked borders and a variety of shrubs and bushes offering screening and increasing privacy. There is an area of lawn, gravel seating areas and a low-level gabion retaining wall also providing seating. There is access to the side of the property, an outside tap and a power socket.

### GARAGE

16' 4" x 9' 4" (4.98m x 2.84m)

An excellent integral garage that has an electrically operated up and over door and a composite style double glazed door to the side. The walls and ceiling are plastered; there is a Worcester combi boiler for the heating and hot water systems and an electric light point.



Call us on

01229 445004

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### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

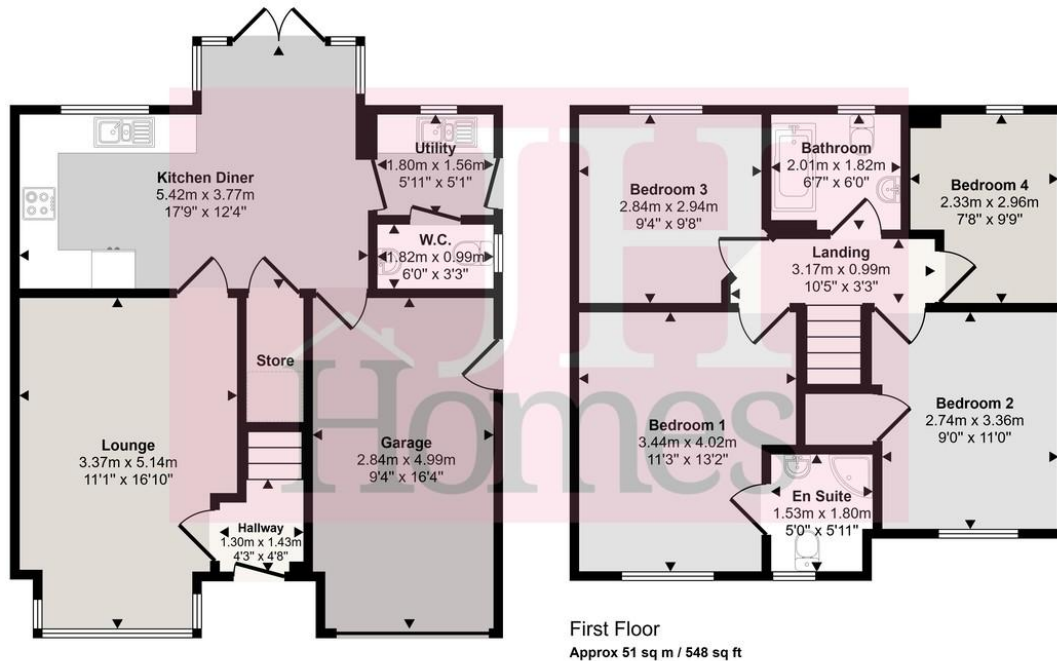
SERVICES: Mains drainage, gas, electric, water are all connected

### DIRECTIONS:

From our office proceed to County Road. Turn left at the traffic lights from Queen Street and proceed straight ahead at the Tank Square roundabout. Take the right turn into North Lonsdale Road and continue underneath the railway bridge before taking a right and turn into Monument Way. Take your first left into Sir John Barrow Way, following the road to the left and turn second right, where the property can be found just before the end of the cul-de-sac on the right, before the road returns to Alice Fold.

The property can also be found by using the following "What Three Words" What3Words  
<https://w3w.co/ally.chickens.slack>

Approx Gross Internal Area  
110 sq m / 1182 sq ft



Ground Floor  
Approx 59 sq m / 634 sq ft

First Floor  
Approx 51 sq m / 548 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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 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.

