



FREEHOLD

5 CROFT PARK GROVE, BARROW-IN-FURNESS, LA13 9NJ

£485,000

FEATURES

- Superior, Split-Level Family Residence
- Highly Sought-After Cul-De-Sac
- Close To FGH, Colleges & Schools
- Early Inspection Strongly Recommended
- Gas CH System & UPVC DG
- Hallway, Lounge & Dining Room
- Fitted Kitchen, Utility Room & Shower Room
- Four Bedrooms & Bathroom
- Driveway & Garden To The Rear
- Realistic Asking Price



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  4
  Garage, Off Road Parking



Situated within one of Barrow's most desirable residential areas, this substantial four-bedroom family home occupies a pleasant cul-de-sac position and offers spacious, versatile accommodation ideal for modern family living. Conveniently located for local schools and sixth form facilities, bus routes, Furness General Hospital, and the historic Furness Abbey, the property combines a sought-after location with generous indoor and outdoor space. Set back from the road behind a walled front garden, the property benefits from driveway parking for several vehicles, access to an attached garage, and a gated pathway leading to the rear garden. Internally, the split-level layout provides well-proportioned living accommodation throughout. The spacious family lounge features an attractive fireplace and enjoys direct access to the rear garden, creating an excellent space for both relaxation and entertaining. Adjacent to the lounge is the dining room, enhanced by a shallow bay window overlooking the garden and providing an ideal setting for family meals and social gatherings. The fitted kitchen offers a range of wall and base units with complementary work surfaces incorporating a single-drainer sink unit and four-burner gas hob with extractor hood above. Additional features include a built-in oven, space for a fridge-freezer, and plumbing for a dishwasher. Across the hallway, the separate utility room provides further storage, an additional sink, and space for both a washing machine and tumble dryer. Completing the ground floor is a fully tiled shower room comprising of a WC, wall-mounted wash hand basin with storage beneath, and a shower cubicle with mixer shower, together with a heated towel radiator and obscured-glass window. To the upper floors, the property offers four generously sized double bedrooms, providing flexible accommodation for families, guests, or those requiring home-working space. The family bathroom is well-appointed with a contemporary four-piece suite comprising of a bath with shower attachment, wall-mounted wash hand basin with storage drawers, WC, and a separate shower cubicle with dual-head shower fitting. Externally, the extensive multi-level rear garden is a particular feature of the property, offering a wonderful outdoor environment with mature trees and shrubs, established flower beds, a flagged patio area, and various spaces for entertaining, gardening, and family enjoyment. This exceptional family home presents a rare opportunity to acquire a spacious property in a highly regarded residential location, with early viewing is strongly recommended.

Accessed through a PVC door into:

ENTRANCE HALLWAY

Entrance door, doors to kitchen, utility room and shower room. Stairs and door to lounge, with further stairs up to half landing.

SHOWER ROOM

Three-piece suite comprising of a WC, wash hand vanity basin and shower cubicle. Tiling, heated towel rail, extractor fan and uPVC frosted glazed window to the front.

UTILITY ROOM

9' 1" x 6' 4" (2.77m x 1.93m)

Base and wall units in a light oak shaker style, matching handles and wood grain effect worktop. One and a half bowl stainless steel sink with mixer tap, plumbing for a washing machine, radiator and space for a dryer. UPVC double glazed window to the rear and external PVC door to rear.

DINING ROOM

17' 10" x 9' 8" (5.44m x 2.95m)

Modern décor with coving and dado rail, uPVC double glazed bay window to the front and radiator. Door to:

LOUNGE

12' 8" x 24' 5" (3.86m x 7.44m)

Coal effect living flame gas fire with brass trim, marble effect back and plinth and feature surround. Traditional style décor with cornicing and dado rail. Two radiators and two uPVC French style double glazed double doors to rear patio. Feature archway and stairs up to:

KITCHEN

11' 10" x 7' 7" (3.61m x 2.31m)

Fitted with a range of base, wall and drawer units with wood grain worktop over incorporating single drainer sink with mixer tap and splash back tiling. UPVC double glazed window to the front, cooker filter, gas hob, electric oven and plumbing for a dishwasher. Complete with a radiator, space for an American style fridge/freezer and door back to hallway.

FIRST FLOOR HALF LANDING

UPVC double glazed window to the side, doors to two bedrooms and further stairs to main landing.

BEDROOM

12' 10" x 14' 6" (3.91m x 4.42m)

Radiator and uPVC double glazed window to the rear with some fine views of the garden.

BEDROOM

9' 2" x 9' 3" (2.79m x 2.82m)

UPVC double glazed window to the rear and radiator.

FIRST FLOOR MAIN LANDING

Storage cupboard and provides access to two bedrooms and bathroom.

BEDROOM

16' 1" x 9' 9" (4.9m x 2.97m)

Two uPVC double glazed windows to the front, mirror fronted wardrobe and radiator.

BEDROOM

13' 3" x 12' 8" (4.04m x 3.86m)

Built-in wardrobes, radiator and two uPVC double glazed windows to the front.

BATHROOM

Modern four-piece suite comprising of WC, wash hand vanity basin and shower cubicle. Plus uPVC frosted glazed window to the front, tiled flooring and tiling to the walls.

GARAGE

Up'n'over door, wall mounted combination boiler for the heating and hot water systems, plus light and power points.

EXTERIOR

Spacious driveway provides ample off-road parking and leads to the garage, with the added benefit of a welcoming front entrance and convenient side access to the rear garden from both sides of the property. The front garden is attractively laid to lawn and enhanced by a variety of mature plants and established trees, creating an appealing first impression. To the rear, the property boasts a truly exceptional enclosed split-level garden, which must be viewed to be fully appreciated. Thoughtfully landscaped, this wonderful outdoor space features generous patio seating areas, expansive lawned sections, and an abundance of mature plants, shrubs, and trees that provide colour, character, and privacy throughout the seasons. A central pathway meanders through the garden, adding to its charm and creating a delightful setting for relaxation and outdoor entertaining.



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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland and Furness Council

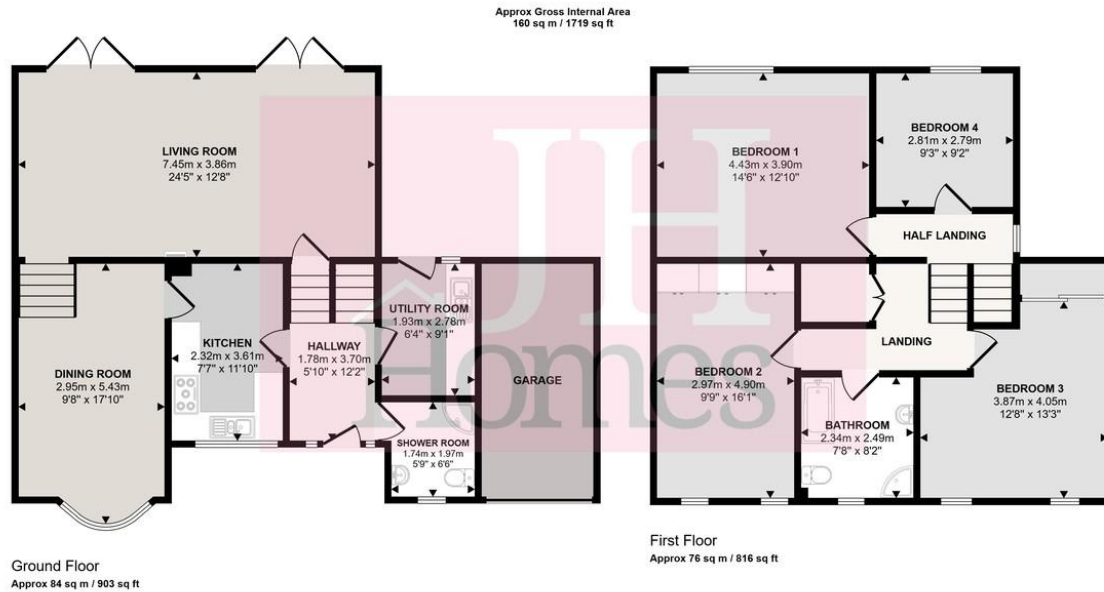
SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

Entering Barrow via Abbey Road from Mill Brow roundabout and with Furness General Hospital on your right, turn left into Rating Lane, and take the next right into Croft Park Grove.

The property can be found by using the following "What Three Words":

<https://w3w.co/strategy.dangerously.positives>



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		
81-91	B		
69-80	C		79 C
55-68	D	55 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.

