

FREEHOLD



27 SIR JOHN BARROW WAY, ULVERSTON, LA12 9SZ

£400,000

FEATURES

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| Superior Detached Family Home | PVC Conservatory & Modern Kitchen, Utility Area |
| Highly Popular Residential Estate | Four Bedrooms & Family Bathroom |
| PV Solar Panels & EV Charging Point | En-Suite To Master Bedroom & Garage |
| Extensive Driveway, Stunning Rear Garden | Summer/Winter House With Woodburner |
| Hallway, WC, Lounge & Dining Room | Gas CH & UPVC DG |



Garage,
Off Road
Parking, EV
Charging
(private)



Exceptional opportunity to acquire this beautifully presented, contemporary detached family home. Offering spacious and stylish accommodation in one of the area's most sought-after residential developments. Positioned for convenient access to A590, Ulverston town centre and the railway station. This impressive modern home combines practicality with contemporary family living having been well maintained and updated by the current owners to include solid wood doors and flooring throughout the ground floor. Comprising of four generous bedrooms, including an impressive master bedroom with en-suite facilities, contemporary family bathroom, welcoming lounge, separate dining room, bright PVC conservatory, outstanding fitted kitchen, utility room and ground floor cloakroom/WC. Finished to a high standard throughout, the property provides an ideal setting for growing families and those seeking a home ready to move straight into with a play area situated closeby. Externally, the property continues to impress with a generous, fully enclosed rear garden, predominantly laid to lawn and offering an excellent space for children to play, outdoor entertaining or simply relaxing. A particular feature is the superb Summer/Winter house with stunning wood-burning stove, creating the perfect space to enjoy with family and friends. To the front, the property enjoys an attractive open aspect, enhancing both the outlook and sense of space. Further benefits include extensive off-road parking with private EV charging point, attached garage, gas central heating system and uPVC double glazing throughout. The property also boasts an excellent 'A' Energy Performance Certificate rating and benefits from photovoltaic (PV) solar panels offering increased energy efficiency. Homes of this calibre, offer such an enviable combination of location, presentation and lifestyle features, are rarely available. Early viewing is strongly recommended to fully appreciate everything this outstanding family home has to offer.

Accessed through a PVC door with glazed inserts into:		
	DINING ROOM	tap, chrome handles and contrasting splash backs.
	<i>9' 5" x 8' 4" (2.87m x 2.54m)</i>	Integrated appliances include electric double oven,
ENTRANCE HALL	Open aspect to the kitchen with radiator and	gas hob and dishwasher, together with space for an
Doors leading to lounge, dining room and cloaks/WC,	double glazed sliding patio doors leading through	American style fridge/freezer. UPVC double glazed
together with stairs to first floor with an under stairs	to the conservatory.	window to rear, radiator and open doorway to:
storage cupboard.		
	CONSERVATORY	UTILITY ROOM
WC	<i>9' 9" x 12' 10" (2.97m x 3.91m)</i>	<i>6' 4" x 5' 7" (1.93m x 1.7m)</i>
Fitted with a two-piece suite comprising of WC and	Situated to the rear of the property with uPVC	Fitted with a matching single base unit with
wash hand basin with uPVC double glazed window to	double glazed windows, double-glazed roof and a	worktop over incorporating stainless steel sink and
side.	set of French doors opening to the rear patio.	drainer and splash backs. Space and plumbing for
		washing machine and space for tumble dryer.
LOUNGE	KITCHEN	Radiator and external door to side.
<i>11' 4" x 14' 3" (3.45m x 4.34m)</i>	<i>9' 5" x 9' 9" (2.87m x 2.97m)</i>	
UPVC double glazed bow window to front, electric log	Fitted with a range of base, wall and drawer units	FIRST FLOOR LANDING
effect fire with feature surround and radiator. Open	with wood grain effect work top over incorporating	Access to master bedroom, additional bedrooms
double doorway to:	one and a half bowl sink and drainer with mixer	and family bathroom.

MASTER BEDROOM

11' 4" x 14' 3" (3.45m x 4.34m) widest points

Double room enjoying views to front from the uPVC double-glazed window. Radiator and door to en suite.

EN-SUITE

Three-piece suite comprising of WC, wash hand vanity basin and shower cubicle. UPVC double glazed window to side.

BEDROOM

09' 9" x 9' 3" (2.97m x 2.82m)

UPVC double glazed window to rear, cupboard housing the hot water tank and radiator.

BEDROOM

9' 5" x 8' 10" (2.87m x 2.69m)

Radiator and uPVC double glazed window to rear.

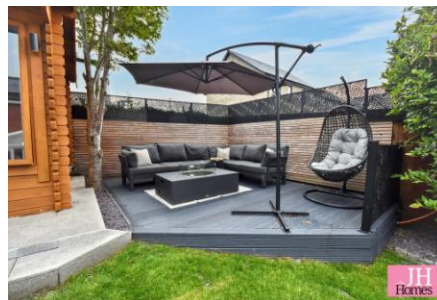
BEDROOM

6' 8" x 9' 5" (2.03m x 2.87m)

UPVC double-glazed window overlooking the front and radiator.

BATHROOM

Modern suite fitted with a three-piece suite







comprising of WC, wash hand basin and bath.
UPVC double-glazed window, radiator and tiled walls.

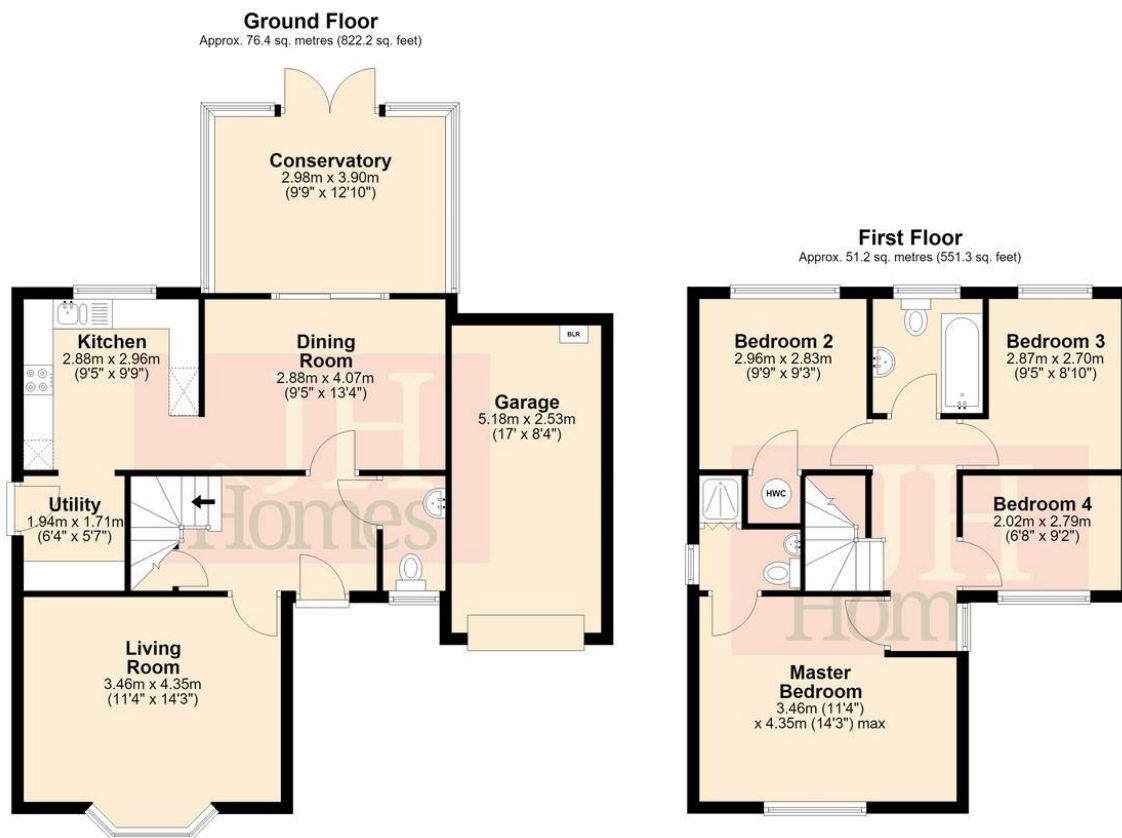
GARAGE

Up-and-over door, wall mounted boiler for the hot water and heating system, light and power connected.

EXTERIOR

Approached via an extensive driveway providing ample off-road parking, complete with private EV charging point and access to the attached garage and main entrance. Neatly maintained front lawned garden and gated side access leading to rear. The rear is an excellent size, predominantly laid to lawn and enjoys a high degree of privacy. Completing the rear is an impressive Summer/Winter house with wood-burning stove which provides the perfect place to relax and enjoy the outdoor space year-round.





Total area: approx. 127.6 sq. metres (1373.5 sq. feet)

Call us on

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Add text here

PLEASE NOTE: Solar panels have been installed on the property with battery storage. Prospective purchasers should make their own enquiries regarding any applicable Feed-in Tariff arrangements at the time of purchase.

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 hand turn into North Lonsdale Road and continue underneath the railway bridge before taking a right and turn into Monument Way. Turn left into Sir John Barrow Way and follow the road round to your right and number 27 is on your left-hand side. The property can be found by using the following "What Three Words". <https://w3w.co/games.piles.waggled>

Score	Energy rating	Current	Potential
92+	A	96 A	96 A
81-91	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.

