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3 Millness Row, Crooklands  
£380,000





### 3 Millness Row

Crooklands, Milnthorpe

This exceptional four-bedroom semi-detached house impresses from the outset with its striking modern facade, stone detailing, and contemporary double front entry doors, all complemented by a spacious paved driveway providing ample off-road parking. Upon entering, the hallway is both welcoming and stylish setting a sophisticated tone that continues throughout the property. The ground floor boasts a bright, open-plan reception area with elegant herringbone wood flooring, and a cosy wood-burning stove - ideal for family gatherings or entertaining guests. Large sliding glass doors create seamless transitions to the beautifully landscaped garden, flooding the living space with natural light and emphasising the home's indoor-outdoor lifestyle. The modern kitchen is a focal point, featuring sleek dark cabinetry, integrated appliances, a farmhouse sink, and a well-appointed dining area, all designed to meet the demands of contemporary family living. Each bedroom is thoughtfully designed with the principal bedroom featuring a floor to ceiling window with countryside views and a luxurious freestanding bath-tub for ultimate relaxation. Additional benefits to the property include a utility room with additional WC and garden access, abundant built-in storage throughout, and tasteful, modern finishes in every area.

The outdoor spaces are truly a standout feature of this home. The expansive, well-maintained garden is perfect for families, with a lush lawn, mature trees, and a dedicated children's play area complete with a charming playhouse and swing. A large patio provides an inviting setting for al fresco dining and entertaining, while additional features such as a tranquil pond, a practical garden shed, and multiple outdoor seating areas cater to relaxation and recreation.

This beautifully presented home offers spacious, versatile accommodation, blending comfort, style, and functionality - making it a perfect choice for families seeking a high-quality,

- Semi detached family home refurbished to a high standard
- Contemporary kitchen with integrated appliances and quartz worktops
- Spacious lounge with log burner and sliding doors for garden access
- Downstairs bedroom has potential to be put back to a garage if required
- Off-road parking with spacious driveway
- Well established garden featuring paved patio area, pond and large garden shed.
- Principal bedroom featuring floor-to-ceiling large window for abundant natural light and countryside views.
- Four good sized double bedrooms including a generous principal with fitted wardrobes and roll top bath
- Separate utility room with WC and garden access
- Peaceful Millness location with easy access to the M6

Leave Kendal heading south on the A6 / A591 toward the M6, Join the M6 southbound briefly, Exit at Junction 36, following signs for A590 / Barrow / Crooklands At the roundabout, take the A65 toward Crooklands, Continue about 2 miles, then turn left onto Millness Road, Follow signs to Millness (near Crooklands) Number 3 can be found on the left.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E





#### **ENTRY**

7' 7" x 3' 2" (2.31m x 0.97m)

#### **KITCHEN**

18' 2" x 11' 6" (5.54m x 3.50m)

#### **LIVING ROOM**

18' 1" x 11' 6" (5.51m x 3.50m)

#### **UTILITY/ WC**

10' 4" x 6' 4" (3.16m x 1.94m)

#### **BEDROOM**

15' 6" x 10' 3" (4.73m x 3.13m)

#### **LANDING**

8' 11" x 3' 3" (2.71m x 0.99m)

#### **PRINCIPAL BEDROOM**

19' 9" x 18' 3" (6.01m x 5.55m)

#### **BEDROOM**

11' 11" x 10' 9" (3.64m x 3.28m)

#### **BEDROOM**

8' 10" x 7' 1" (2.68m x 2.15m)

#### **BATHROOM**

9' 5" x 5' 6" (2.87m x 1.67m)

#### **SERVICES**

Mains electric, oil (no gas), mains water and septic tank

#### **EPC RATING D**

#### **COUNCIL TAX BAND CURRENTLY C**

#### **TENURE: FREEHOLD**

#### **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these



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## THW Estate Agents

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