

FREEHOLD



10 OAKWOOD DRIVE, BARROW-IN- FURNESS, LA13 0UB

£525,000

FEATURES

Substantial Detached
Family Home

Superb Plot In Quiet
Holbeck Location

Early Inspection Advised

Extended & Owner From
New

Gas CH System & UPVC DG

Hallway & Lounge With
Multifuel Burner

Dining Room & PVC
Conservatory

Breakfast Kitchen,
Cloaks/WC & Secondary
Reception Room

Five Bedrooms, Two
En-suite & Bathroom

South Facing Rear
Garden, Ample Parking
& Garage



Double
Garage, Off
Road
Parking



Situated within the popular Holbeck area, this substantial extended five-bedroom detached family home was built by the well-regarded Neil Price Ltd circa 1999 and has been owned by the same family from new. Conveniently located within walking distance of Yarlside Academy, with a local shop, bus routes, children's play facilities and several public houses also close by. Having been well maintained and improved by the current owner and is presented with contemporary décor throughout. Comprising of entrance vestibule, spacious hallway, three reception rooms, conservatory, kitchen/breakfast room and cloakroom/WC to the ground floor space with five bedrooms, two with en suites and the master suite with a dressing room and additional family bathroom. Outside, the property has a lawned front garden and block-paved driveway, providing parking for several vehicles and access to the garage. The rear garden is South facing and offers a private and enclosed space with good-sized lawn, established borders, paved seating areas and an ornamental pond with water feature. Complete with greenhouse and useful outdoor storage. Overall, this is a spacious and versatile five-bedroom detached family home offering well-proportioned accommodation, useful additional reception space and an attractive private garden in a popular residential location. Early viewing is recommended.

PVC entrance door with matching side panel opening to:

ENTRANCE PORCH

Panelled door to:

HALLWAY

Wood style flooring, radiator and stairs to first floor. Doors to lounge, secondary reception room and kitchen.

LOUNGE

22' 5" x 13' 3" (6.83m x 4.04m)

Feature fireplace with multi fuel stove, bay window providing plenty of natural light and views towards the front of the property and glazed double doors providing an open connection through to the dining room.

DINING ROOM

13' 0" x 10' 11" (3.96m x 3.33m)

Coving to ceiling and glazed doors to conservatory.

CONSERVATORY

11' 5" x 9' 8" (3.48m x 2.95m)

PVC conservatory with windows on three sides offering attractive views over the rear garden and tiled floor.

KITCHEN/BREAKFAST ROOM

15' 2" x 18' 9" (4.62m x 5.72m)

Fitted with a good range of cream base, wall and drawer units with polished granite-effect work surface over incorporating central island and stainless steel sink and drainer with mixer tap and tiled splash backs. Integrated appliances include double oven, dishwasher and fridge and space for further upright fridge/freezer. Recessed ceiling lighting, timber-effect floor, three uPVC double glazed windows to two sides provide good natural light and PVC door giving direct access to the rear garden. Door to:

VESTIBULE

Door to secondary reception room and further door to:

CLOAKS/WC

Two piece suite comprising of modern vanity unit housing integrated wash hand basin with storage under and low level, dual flush WC. Wood-effect flooring and heated towel rail.

SECONDARY RECEPTION ROOM

17' 3" x 10' 10" (5.26m x 3.3m)

Traditional-style fireplace with electric fire and uPVC double glazed window overlooking the front of the property.

FIRST FLOOR LANDING

Access to all bedrooms and family bathroom and useful built-in storage cupboards.

MASTER BEDROOM

15' 2" x 21' 5" (4.62m x 6.53m)

Excellent sized room with uPVC double glazed window to the front providing good natural light and views over the surrounding area, range of fitted wardrobes and storage, together with access to a useful walk-in dressing area/wardrobe, wall-mounted electric fire and door to en-suite.

EN-SUITE

10' 1" x 9' 1" (3.07m x 2.77m)

Four-piece suite comprising of bath, separate glazed shower enclosure, WC, bidet and vanity unit housing wash hand basin with useful storage beneath. Wall tiling, wood-effect flooring, roof window and chrome heated towel rail.

BEDROOM

10' 6" x 13' 11" (3.2m x 4.24m) widest points

Double room with uPVC double glazed window overlooking the surrounding area, fitted wardrobes, radiator and door to an en-suite.

EN-SUITE

5' 5" x 7' 8" (1.65m x 2.34m)

Fitted with a corner shower enclosure, WC and pedestal wash hand basin. Fully tiled, frosted window providing natural light, towel rail and tiled flooring.

BEDROOM

11' 7" x 10' 6" (3.53m x 3.2m)

Double bedroom with radiator and uPVC double glazed window overlooking the front of the property.

BEDROOM

7' 5" x 9' 4" (2.26m x 2.84m)

Further double room with fitted wardrobes, radiator and uPVC double glazed window to side with views, providing plenty of natural light.

BEDROOM

10' 5" x 8' 2" (3.18m x 2.49m)

Single room with uPVC double glazed window providing good natural light and radiator.







BATHROOM

5' 10" x 6' 6" (1.78m x 1.98m)

Fitted with a three piece suite comprising of bath, WC and pedestal wash hand basin. Fully tiled, useful fitted storage cupboard, tiled flooring and roof window.

EXTERIOR

The property enjoys an impressive approach, with generous lawned front garden, well-established borders and mature planting creating an attractive setting. Block-paved driveway provides ample off-road parking and leads to the garage, while the attractive brick-built frontage retains a pleasing character. To the rear is a particularly spacious and beautifully, south facing enclosed garden, featuring an extensive level lawn, paved seating areas and a wealth of mature shrubs, hedging and colourful planting. A delightful ornamental pond with cascading water feature creates a peaceful focal point, while the garden also benefits from a greenhouse and useful outdoor storage. The patio area provides an excellent space for outdoor seating and entertaining, with the garden enjoying a good degree of privacy. The rear elevation also benefits from the substantial glazed conservatory, which overlooks the garden and provides a lovely connection between the house and outside space.



GARAGE

28' 1" x 9' 8" (8.56m x 2.95m)

Electric roller door, pedestrian door, light and power. Wall mounted boiler for the hot water and heating system.

Call us on
01229 445004

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GENERAL INFORMATION

TENURE: Freehold

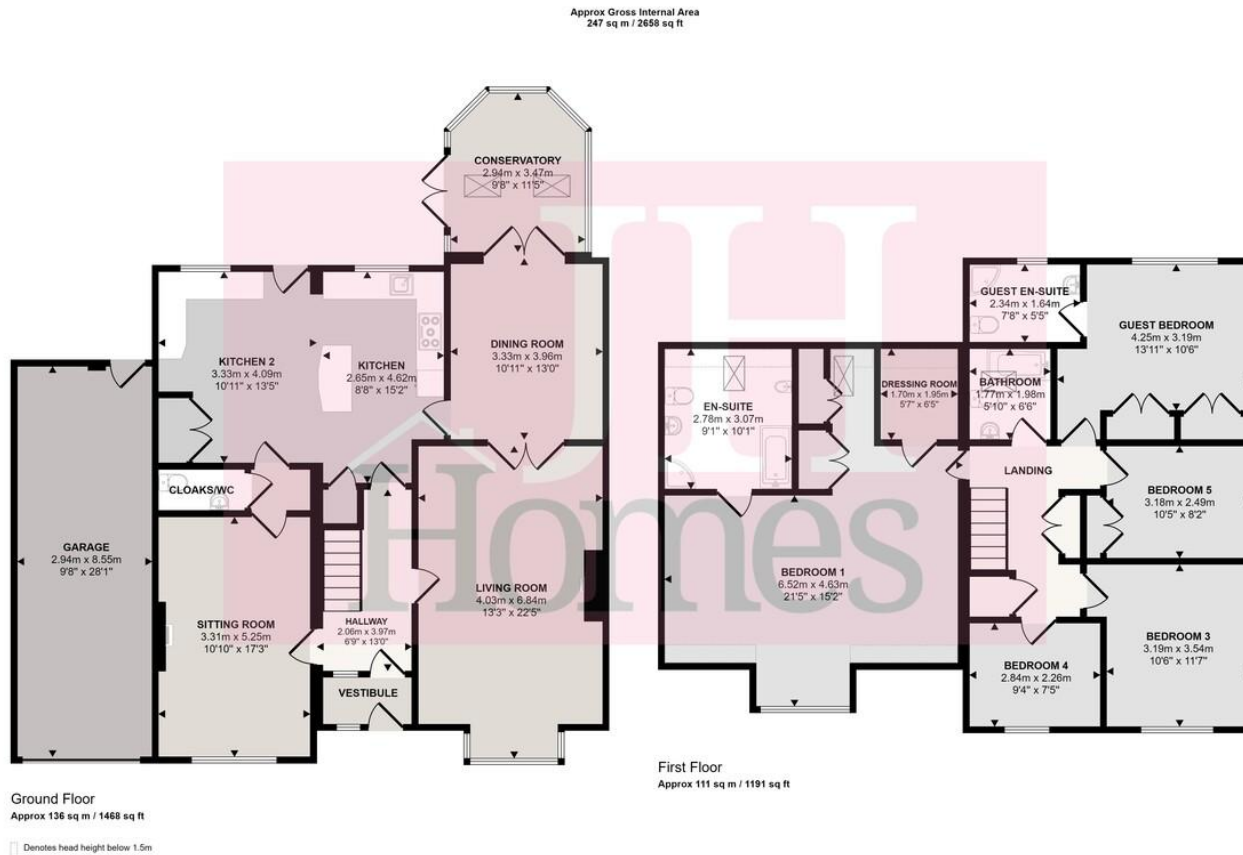
COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, water and electricity are all connected

DIRECTIONS:

On entering Barrow from Mill Brow roundabout, take your second left into Rating Lane and at the following roundabout turn left into Flass Lane. Continue left into Flass Lane, passed Tesco Metro and Roose Station. At the junction turn left onto Roose Road and at the roundabout take the second exit into Leece Lane, follow the road round and up the hill, eventually taking your second left into Holbeck Park Avenue. Take your second right into Oakwood Drive with the property being found on your right-hand side. The property can be found by using the following "What Three Words" <https://w3w.co/loving.lease.ideal>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 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.

