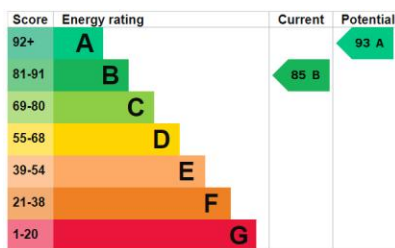


Total area: approx. 151.0 sq. metres (1625.4 sq. feet)



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



JH Homes

£450,000



2



4



2



GARAGE & PARKING

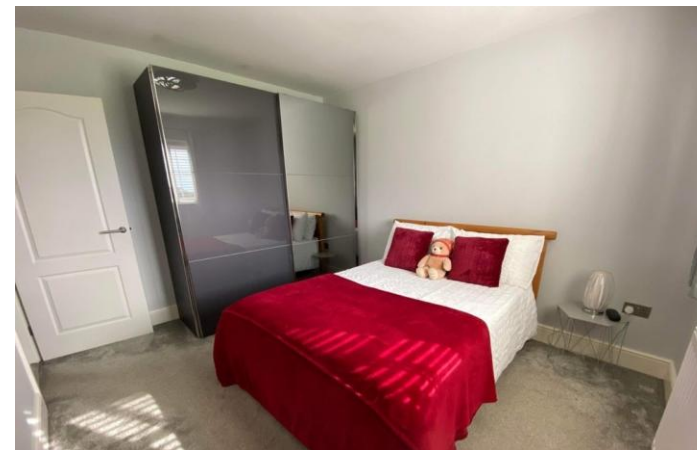
17 Tanfield Drive,
Barrow-in-Furness, LA13 9FD

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Stunning four bedroom detached property which is priced to sell and offers a perfect blend of modern elegance with timeless living. Nestled in a sought after neighborhood, this exquisite residence boasts spacious living areas flooded with natural light, modern designer kitchen equipped with appliances, and luxurious master suite with additional ensuite bathroom. The beautifully landscaped rear garden offers a serene oasis for relaxation and entertaining, while the contemporary design and high end finishes throughout ensure a life of comfort and sophistication. Providing the perfect setting for making lasting memories this exceptional home is a rare find where a buyer shouldn't miss out on the opportunity to call this captivating property their own.



DIRECTIONS

Approaching Barrow from Abbey Road. Continue along here until you reach the set of traffic lights just past Furness Park Motors. Take a left hand turn into Park Drive and the second left onto West Avenue before the next right onto Tanfield Drive.

The property can be found by using the following "What Three Words" <https://what3words.com/loving.unity.ripe>

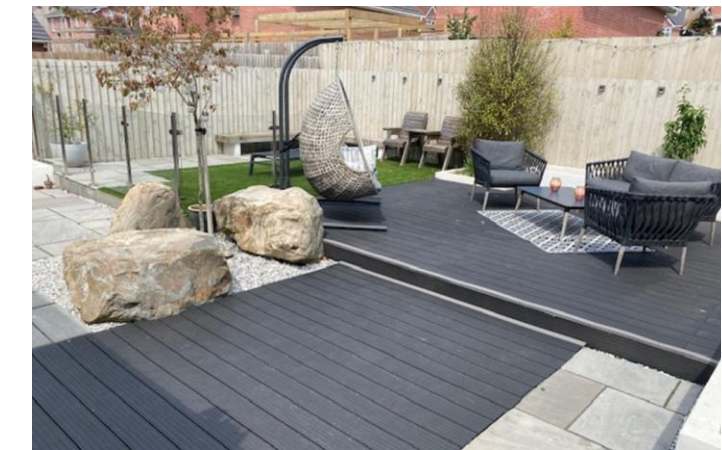
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland & Furness Council

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





Accessed through a modern composite double glazed front door with pattern glass panes opening into:

ENTRANCE HALL

13' 10" x 7' 0" (4.22m x 2.13m) widest points

Staircase leading to first floor, modern internal panel doors to WC, family kitchen/diner, lounge and study.

Light woodgrain flooring, radiator, with inset lights to ceiling, smoke alarm and uPVC double glazed window to side.

WC

4' 11" x 3' 2" (1.5m x 0.97m)

Two piece suite comprising of low level, dual flush WC and pedestal wash hand basin with mixer tap. Extractor fan, radiator, tiled flooring and circuit breaker control point. UPVC double glazed pattern glass window.

LOUNGE

21' 1" x 11' 1" (6.45m x 3.39m)

UPVC double glazed window with fitted blind to front offering a lovely aspect towards the sports fields and set of PVC double glazed French doors to the rear with fitting blinds accessing and overlooking the rear garden. Light wood grain laminate flooring, two radiators, two ceiling light points and ample power sockets.

STUDY

9' 9" x 7' 0" (2.99m x 2.15m)

UPVC double glazed window to front again offering a lovely aspect towards the sports field. Light woodgrain laminate flooring, radiator and ample power sockets.

LOBBY

Door to kitchen/diner, access to under stairs store and door to utility room.

KITCHEN/DINER/FAMILY ROOM

17' 4" x 16' 11" (5.30m x 5.16m)

Partially vaulted ceiling with three double glazed roof lights and set of double glazed bi-bolding doors to the rear. Fitted an attractive range of base, wall and drawer units with Granite work surface incorporating sink and drainer with mixer tap. Complete with central island, integrated wine fridge and integrated appliances to include Zanussi double oven and grill, integrated multi-function convection microwave and induction hob with matching Granite splashback and cooker hood over. Built-in fridge freezer, integrated dishwasher, slide out useful pantry unit and corner carousel style units. Tiling to the floor with underfloor heating, inset LED lights to ceiling with further light over the breakfast bar area and radiator.



UTILITY ROOM

9' 9" x 5' 0" (2.99m x 1.54m)

Tiled floor, set of matching base units with slate effect work surface over incorporating stainless steel sink unit and mixer tap and recess and plumbing for washing machine. Wall mounted Potterton Boiler for the heating and hot water systems, fitted coat hooks, shelf to wall, inset lights to ceiling and extractor fan.

FIRST FLOOR LANDING

Access to loft, inset LED lights to ceiling and doors to bedrooms and bathroom. Further door to useful built in cupboard with shelving.

BEDROOM

12' 4" x 11' 5" (3.76m x 3.48m) widest point

Double room with uPVC double glazed window to front with blind offering a lovely aspect over the sports fields opposite. Radiator, inset lights to ceiling, central pendant light and TV Point to wall. Door to a useful over stairs storage cupboard and connecting door to en-suite.

ENSUITE

8' 5" x 7' 6" (2.58m x 2.31m)

Fitted with a five piece suite in white comprising of quadrant shower cubide with thermostatic shower, flexi track spray and fixed rain head shower, panelled bath with mixer tap, WC with push button flush and pedestal wash hand basin with mixer tap and feature mirror over. Tiled to approximately 3/4 level with upper border tile, inset LED lights to ceiling, uPVC double glazed pattern glass window and tall chrome ladder style towel radiator.

BEDROOM

12' 0" x 10' 0" (3.68m x 3.05m)

Situated to the opposite side of the house with uPVC double glazed window to front with blind offering an excellent outlook over the sports field opposite. Radiator, power sockets and ceiling light point.

BEDROOM

8' 11" x 7' 2" (2.72m x 2.19m)

UPVC double glazed window to rear offering a lovely aspect to the rear garden. Ceiling light point and radiator.

BEDROOM

11' 10" x 8' 4" (3.62m x 2.56m)

Further double room to the rear of the property currently used as an additional sitting room with uPVC double glazed window to rear offering a pleasant aspect down to the garden. Mirror fronted built in wardrobes to one wall, radiator and ceiling light point.

BATHROOM

7' 6" x 5' 5" (2.29m x 1.65m)

Fitted with a three piece suite in white comprising of panelled bath with glazed shower screen, mixer tap and over bath thermostatic shower with flexi track spray and fixed rain head shower, low level, dual flush WC and pedestal wash hand basin with mixer tap and mirror over. Tall chrome ladder style towel radiator, tiling to floor and approximately half tiling to the walls plus wet areas. UPVC double glazed window to rear and downlights to ceiling.

EXTERIOR

Open plan front garden with flagged path leading to the front door. Offering lawn with borders and hedging between the neighbouring property and to the far side the drive offers ample as well as access to the garage.

Modern landscaped rear garden which is a stunning blend of contemporary design and beauty. The space features elegantly raised beds finished in crisp white render, creating a clean and sophisticated look. A sleek glass balustrade encloses the lawned area complete with a beautiful composite decked area which serves as the perfect spot for relaxation and entertaining whilst seamlessly connecting to the rest of the garden. Feature stones add a touch of artistry, lawned areas and paved patios provide versatile spaces for various activities. This meticulously designed garden is both visually appealing and functional, offering a serene retreat within a modern setting.

GARAGE

19' 7" x 9' 6" (5.97m x 2.9m)

Up and over door, electric light and power.