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£637,000



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PARKING

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Superb executive five bedroom detached family home situated towards the head of a quiet cul de sac with ample parking, rear garden and stunning views towards the Duddon Estuary and Lake District beyond. Built by Neil Price Limited on the hugely popular Parklands Estate in circa 2004, the property has since been significantly and impressively upgraded and extended by the current owners which would be fully appreciated upon recommended viewing. Upgrades include a bespoke kitchen with top of the range Siemens appliances and underfloor heating, recently installed family bathroom and modern en-suite facilities, upgraded uPVC double glazing including composite entrance door, carpets and contemporary decoration with LED lighting throughout. Occupying an attractive position this modern, immaculate home benefits from spacious accommodation which comprises of entrance hallway, lounge, kitchen/dining/family room with two sets of aluminium sliding patio doors giving access to the rear garden and open views, utility room housing the condensing boiler for the hot water and heating system, doakroom/WC, five bedrooms - master and secondary bedroom with ensuites and four piece family bathroom. The property also has the added benefit of a garden room which has been created from part of the garage space with electric roller door. Externally there are lawned gardens to the rear and a block paved driveway with parking for several vehicles. Situated in a popular residential estate in Askam in Furness with the beach, schools, train station and shops close by. The location offers convenient access to village amenities and the towns of Barrow-in-Furness, Dalton and Ulverston.



DIRECTIONS

Leaving Ulverston along the A590 heading towards Dalton. At the first roundabout at the top of Melton Hill take second right and continue following the road until the next roundabout, take the third exit heading towards Askam. Follow the road along turning left after the brickworks into Lots Road. Continue along the road and around the sharp right-hand bend. Turn immediately left onto New Road then take the second right onto Parklands Drive. Follow the road along taking the second turning on the right onto Wakefield Street, then turn left into Turnstone Crescent. Follow the road and turn right into Teal Close and follow the road round to the left where you will find the property at the head of the cul-de-sac.

The property can be found by using the following "What Three Words" <https://w3w.co/misted.skinny.browsers>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: F

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including gas, electric, water and drainage.









Accessed through a composite door with glazed side panels into:

### HALLWAY

Engineers Oak flooring, door to lounge, door to kitchen/dining/family room, door to utility and door to WC. Stairs to first floor.

### LOUNGE

18' 1" x 19' 2" (5.51m x 5.84m)

UPVC double glazed bow window, two radiators, panelling to walls, spot lights to ceiling and inset for TV and sound bar.

### KITCHEN/DINER/FAMILY ROOM

19' 11" x 30' 6" (6.07m x 9.3m)

Kitchen/Dining Area

Fitted with a fantastic range of base, larder and drawer units with stone worktop over incorporating sink with grooved drainer and swan neck boiling water tap. Integrated Siemens eye level double ovens with microwave function, Siemens hob with integrated extractor housed within the excellent sized island complete with seating. Integrated wine cooler, fridge and freezer.

Breakfast cupboard with double doors. Splashback tiling, spot lights, three ceiling light points over island and double glazed sliding patio doors to rear. Tiled floor with under floor heating and custom built bay window seat with shutters

Family Area

Parquet style vinyl floor with under floor heating, set of aluminium double glazed sliding doors to rear, spot lights to ceiling and inset for TV and sound bar.

### UTILITY ROOM

18' 6" x 11' 10" (5.64m x 3.61m)

Extended room which is fitted with a range of base, drawer and full height wall units with worktop over incorporating sink with mixer tap. Space for washing machine and dryer. Radiator spot lights to ceiling and wall mounted boiler for the hot water and heating system. Door to rear garden.

### WC/CLOAKROOM

Modern two-piece suite comprising of WC and wash hand basin. Radiator.



### FIRST FLOOR LANDING

Airing cupboard housing hot water tank, further double cupboard, uPVC double glazed window and radiator. Doors to all bedrooms.

### MASTER BEDROOM

14' 5" x 12' 11" (4.40m x 3.94m)

Double room with uPVC double glazed window with wooden shutters, Two heated walk in wardrobes, further storage cupboard and radiator. Door to:

### ENSUITE

Three piece suite comprising WC, vanity wash hand basin and walk in shower cubicle. Full tiling to walls, heated towel rail and roof window.

### BEDROOM

19' 11" x 11' 3" (6.07m x 3.44m) widest points

UPVC double glazed window to rear with views, two double wardrobes, built in bunk beds with steps and radiator. Door to:

### ENSUITE

Three piece suite comprising of WC, wash hand basin and shower cubicle. Heated towel rail and uPVC double glazed window.

### BEDROOM

19' 5" x 9' 7" (5.92m x 2.92m) widest points

Walk in wardrobe, uPVC double glazed window to rear and radiator.

### BEDROOM

15' 11" x 9' 10" (4.86m x 3m) widest points

UPVC double glazed window to rear and radiator.

### BEDROOM/STUDY

8' 10" x 5' 7" (2.70m x 1.71m)

Radiator and uPVC double glazed window with wooden shutters.

### BATHROOM

Recently installed four piece suite from Lusso comprising of low level WC, vanity unit housing wash hand basin with wall mounted mixer tap, free standing bath with wall mouted mixer tap and walk in shower cubicle. Oak panelling and tiling walls, fully tiled floor, wall lights, radiator and uPVC double glazed window.

### EXTERIOR

Set on a good sized plot with ample parking and lawned rear garden offering stunning views. The property also comes with an additional piece of land that leads directly onto the Duddon Estuary.

### GARDEN ROOM

11' 7" x 9' 9" (3.55m x 2.98m)

Currently used as a additional seating area but suitabel for a wide range of uses to include a small gym, office or craft room. Fitted bench seating with storage, vaulted ceiling, fully tiled floor, light pwer and aluminium double glazed sliding doors. Door to:

### STORAGE

11' 8" x 11' 8" (3.56m x 3.56m)

Fully electric, remote controlled, insulated roller door. Tiled flooring, light, power, extensive racking, bench and vaulted ceiling with storage.