

FREEHOLD



# 78 PARK DRIVE, BARROW-IN-FURNESS, LA13 9BB

## £395,000

### FEATURES

- Stunning Detached Bungalow
- Highly Popular Location
- Backing Onto Barrow Park
- Must Be Viewed To Be Fully Appreciated
- Gas CH System & uPVC DG
- Pleasant Gardens Front & Rear
- Hallway, Lounge & Dining Room
- Modern Kitchen, Sun Room & Shower Room
- Master Bedroom With Fitted Wardrobes
- En-Suite & Two Further Bedrooms
- Ample Parking, Garage & Utility Room



 2  2  3  Garage, Off Road Parking

**JH**  
Homes

Well-maintained and inviting three bedroom extended detached property which is nicely positioned offering an outlook to the front across the school playing fields, and to the rear a pleasant sunny garden backing onto the park. Comprising of an entrance hall, spacious lounge/diner, fitted kitchen/diner, sunroom, two well-proportioned bedrooms and a modern shower room to the ground floor. With elegant bespoke beech staircase leading to the first floor offering access to a good-sized master bedroom and stylish four-piece ensuite bathroom. Additional benefits include a utility room, garage and under floor heating throughout the whole property. The accommodation offers convenience, practicality and a delightful home that is in excellent condition, ideal for a variety of buyers.

Accessed via a block paved driveway leading to entrance door.

#### **ENTRANCE PORCH**

Wooden door with glazed inserts into:

#### **HALL**

Dado rail, picture rail and access to all ground floor rooms.

#### **LOUNGE**

*12' 10" x 21' 4" (3.91m x 6.5m)*

Dual aspect room, situated to the front of the property featuring exposed wooden floorboards, low set beam, picture rail, two overhead lights and power points.

#### **DINING ROOM**

*11' 5" x 12' 5" (3.48m x 3.78m)*

Ceiling light point, picture rail and glazed double doors to the sun room. Open to:

#### **KITCHEN**

*10' 6" x 9' 2" (3.2m x 2.79m)*

Fitted with a comprehensive range of base wall and drawer units with worktop over incorporating inset sink with mixer tap and tiled splash backs. Space and point for range style cooker with wall mounted slim extractor fan, inset lighting, power points and uPVC double glazed window offers a pleasant outlook towards the garden.

#### **SUN ROOM**

*12' 1" x 17' 11" (3.68m x 5.46m)*

Featuring glazed windows and French doors to the garden, open vaulted ceiling and bespoke staircase leading to the first floor.

#### **BEDROOM**

*12' 10" x 11' 9" (3.91m x 3.58m)*

Double room situated to the front of the property with exposed flooring, picture rail, overhead light and power points.

#### **BEDROOM**

*10' 7" x 10' 0" (3.23m x 3.05m)*

Further double room, situated to the rear of the property with uPVC double glazed window with fitted blinds.

#### **SHOWER ROOM**

Three piece suite comprising of shower enclosure with electric shower and built in seat, low level WC and vanity housing wash hand basin with mirror above and storage below.

#### **FIRST FLOOR LANDING**

Opening directly into:

#### **MASTER BEDROOM**

*17' 9" x 15' 2" (5.41m x 4.62m)*

Double room fitted with a range of wardrobes, two Velux roof windows one of which is remote controlled, further uPVC double glazed window and eaves storage.

### ENSUITE

Four-piece suite comprising of low flush WC, shower enclosure, wash hand basin inset to a useful vanity area with storage and relaxing jet bath. Remote controlled Velux window, wall mounted towel rail and inset lighting. Door with access to storage.

### GARAGE

18' 11" x 11' 5" (5.77m x 3.48m)

Remote controlled garage door and light and power points. Pedestrian door to:

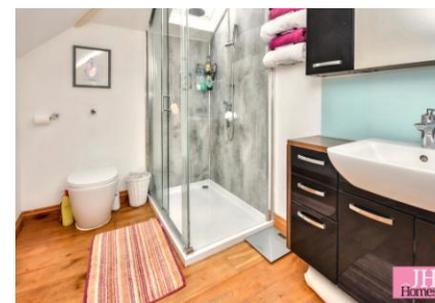
### UTILITY ROOM

7' 7" x 11' 10" (2.31m x 3.61m)

Space and plumbing for washing machine, overhead lighting and power points. Door to rear.

### EXTERIOR

Levelled garden with lawn, established borders, patio seating area perfect for relaxation and shed for storage.



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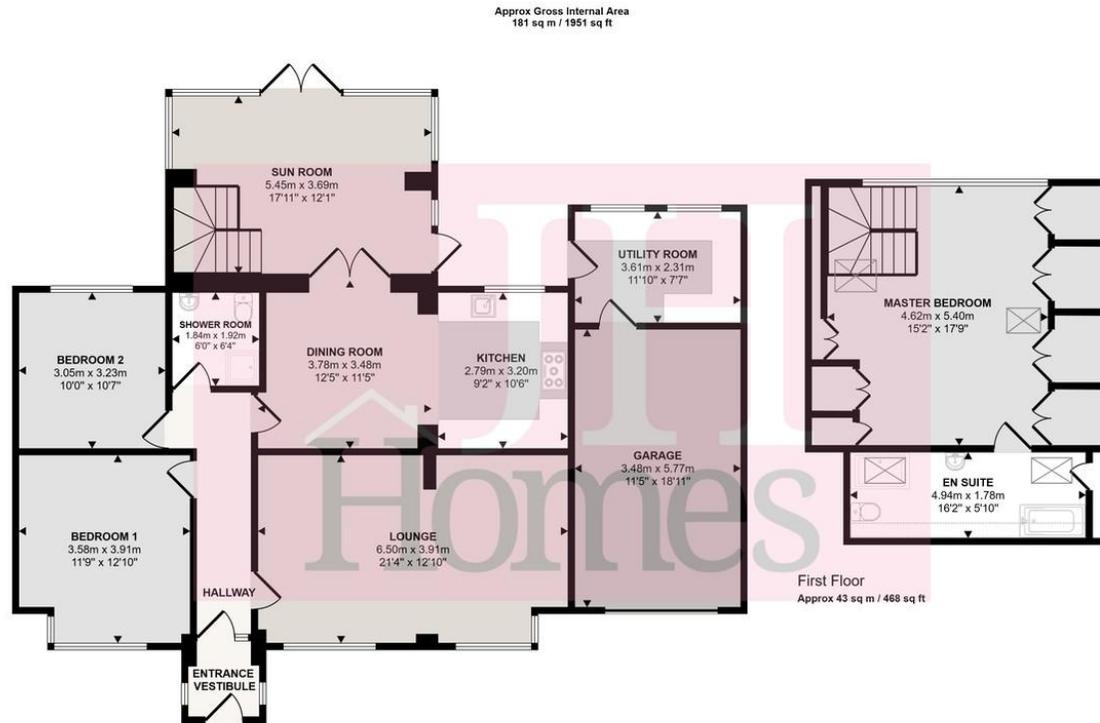
[contact@jhhomes.net](mailto:contact@jhhomes.net)  
[www.jhhomes.net/properties](http://www.jhhomes.net/properties)

**GENERAL INFORMATION**

TENURE: Freehold  
COUNCIL TAX: C  
LOCAL AUTHORITY: Westmorland and Furness Council  
SERVICES: Mains drainage, gas, electric, water are all connected

**DIRECTIONS:**

Entering Barrow via Mill Brow roundabout, continue into Abbey Road with Furness General Hospital on your right-hand side. Proceed along the road until you get to the Abbey Road Baptist Church on the corner of Abbey Road and Park Drive. Turn left here and proceed down the road. The property can be found by using the following "What Three Words" <https://glove.stands.filled>



Ground Floor  
Approx 138 sq m / 1483 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 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.

