

FREEHOLD



4 SANDALWOOD CLOSE, BARROW-IN-FURNESS, LA13 0SD

£415,000

FEATURES

- Five Bedroomed Executive Detached Family Home
- Quiet Cul-De-Sac Location
- Highly Sought-after Holbeck Location
- Early Inspection Strongly Advised
- Gas CH System & uPVC DG
- Entrance Vestibule & Open-Plan Lounge
- Dining Room & Sun Room Extension
- Replacement Kitchen & Utility Room
- En-Suite Master Bedroom & House Bathroom
- Fine Gardens To Front & Rear. Ample Parking



2



3



5



Garage,
Off Road
Parking



Situated within the highly sought-after Holbeck area, this substantial and extended executive five-bedroom detached residence, built by Neil Price Ltd circa 2003, offers an outstanding opportunity to acquire a spacious and beautifully presented family home with open aspect views to the rear. Perfectly positioned for family living, the property lies within a very short walking distance of the highly regarded Yarlside Academy, as well as being conveniently close to a local shop, bus routes, a children's swing park and welcoming family-friendly public houses. Homes of this size and quality in such a desirable location rarely remain on the market for long, and early viewing is highly recommended. Lovingly maintained by the current owner, the property is presented with modern contemporary décor throughout and benefits from gas central heating system, uPVC double glazing, and a thoughtfully designed layout ideal for modern family life. The home further benefits from a stylish kitchen/dining room with integral appliances, separate utility room, sun room extension, three WC's, and a luxurious family bathroom. The accommodation briefly comprises of an entrance vestibule, leading into a spacious open-plan lounge featuring an attractive coal-effect living flame gas fire. The living space flows through to a formal dining room, ideal for entertaining, while the sun room extension provides a wonderful additional reception area with direct access to the rear garden. The modern refurbished kitchen is well appointed with integrated appliances and is complemented by a useful utility room and ground floor cloaks/WC. To the first floor the property offers five well-proportioned bedrooms, providing excellent flexibility for growing families or those requiring home office space. The principal bedroom benefits from fitted furniture and a private en-suite, whilst bedrooms two and three feature built-in wardrobes. A stylish family bathroom completes the first-floor accommodation. Externally, the property enjoys ample block-paved off-road parking to the front, while to the rear is a private enclosed lawned garden, predominantly low maintenance and ideal for relaxing or entertaining. The integral garage is accessed via the utility room. Combining generous living space, modern comforts, and an excellent family-friendly location, this impressive home represents a fantastic opportunity for discerning buyers. Early internal inspection is strongly recommended to fully appreciate the space and quality on offer.

Accessed through a PVC door into:

ENTRANCE VESTIBULE

Entrance door and glass panelled door to:

OPEN PLAN LOUNGE

19' 1" x 17' 6" (5.82m x 5.33m)

Coal effect living flame gas fire with stone effect surround, modern décor with cornicing and dado rail, uPVC double glazed bay window to the front, wall light point and two radiators. Open plan spindled staircase to the first floor and glass panelled double doors to:

DINING ROOM

11' 5" x 8' 6" (3.48m x 2.59m)

Lovely family room open to the kitchen, with a radiator and space for a dining table. UPVC French style double glazed double doors to:

SUN ROOM

13' 4" x 9' 11" (4.06m x 3.02m)

UPVC double glazed windows to the rear, radiator and external PVC French style double glazed doors to the rear patio.

KITCHEN

10' 11" x 8' 9" (3.33m x 2.67m)

Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. Electric undercounter double oven, fridge, five-ring gas hob and uPVC double glazed windows to the rear. Door to:

UTILITY ROOM

5' 6" x 8' 9" (1.68m x 2.67m)

Units to match the kitchen, plumbing for a washing machine, stainless steel sink with mixer tap, storage cupboard and space for an American style fridge/freezer. Radiator, external door to the side, uPVC double glazed window to the rear and integral door to garage. Door to:

CLOAKS/WC

Modern two-piece suite comprising of WC and wash hand vanity basin. Splashback tiling, heated towel rail, extractor fan and uPVC double glazed window to the side.

FIRST FLOOR LANDING

Double airing cupboard with shelving and heater element. Radiator and access to all upper rooms with en-suite facility to master bedroom.

MASTER BEDROOM

16' 10" x 9' 6" (5.13m x 2.9m)

UPVC double glazed window to the front, fitted furniture as viewed included and radiator. Door to:

EN-SUITE

Modern three-piece suite comprising of WC, wash hand vanity basin and shower cubicle. Half tiling, heated towel rail, extractor fan and uPVC frosted glazed window to the side.

BEDROOM

13' 5" x 9' 8" (4.09m x 2.95m)

Radiator, uPVC double glazed window to the front and double wardrobe.

BEDROOM

13' 7" x 9' 1" (4.14m x 2.77m)

Double wardrobe, radiator and uPVC double glazed window to the rear with some fine views.

BEDROOM

7' 7" x 9' 4" (2.31m x 2.84m)

Radiator and uPVC double glazed window to the rear.

BEDROOM

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

Over stairs storage cupboard, radiator and uPVC double glazed window to the front.

BATHROOM

Three-piece suite comprising of WC, wash hand basin and corner bath. UPVC double glazed window to the rear, half tiling to walls, heated towel rail and extractor fan.

EXTERIOR

Slate mulch area to one side and ample off-road parking to the front extending to the entrance door and garage. Two side aspect accesses to enclosed, low maintenance garden laid mostly to lawn.

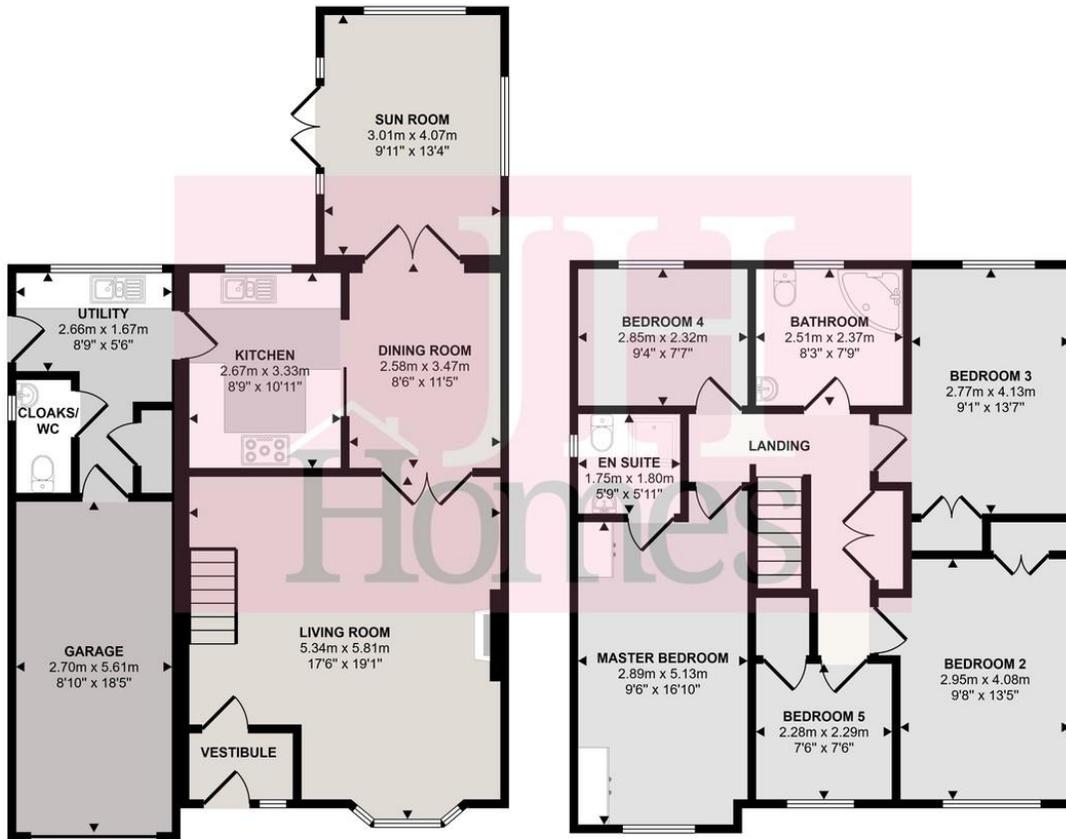
GARAGE

18' 5" x 8' 10" (5.61m x 2.69m)

Up'n'over door, wall mounted combination boiler for heating and hot water system and light and power points.



Approx Gross Internal Area
167 sq m / 1795 sq ft



Ground Floor
Approx 89 sq m / 962 sq ft

First Floor
Approx 77 sq m / 833 sq ft

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.

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GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: E
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, gas, electric, water 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, past 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, then your first left into Sandalwood Close.

The property can be found by using the following "What Three Words": <https://w3w.co/salt.pipe.shakes>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 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.

