

FREEHOLD



18 ELKSTONE AVENUE, BARROW-IN-FURNESS, LA14 5BX

£450,000

FEATURES

- Superior Executive Detached Family Home
- Built Circa 2018 With One Owner From New
- Many Upgrades
- End Of Cul-De-Sac Location
- Ample Parking & Double Garage
- Hallway, Lounge & Cloaks/WC
- L-Shaped Family Kitchen Dining/Lounge
- Four Bedrooms & En-Suite Master
- Luxury House Bathroom (4-Piece)
- Enclosed Rear Garden



-  2
-  2
-  4
-  Double Garage, Off Road Parking



A superior executive detached family home, beautifully positioned at the head of a quiet cul-de-sac of similar high-quality properties, occupying an enviable and generously sized plot on Thorncliff Road. Built circa 2018 and having had only one owner from new, this impressive residence offers a rare opportunity to acquire a modern home finished with tasteful contemporary décor and numerous upgrades throughout. Early inspection is strongly advised to fully appreciate both the space and quality on offer, particularly at such a realistic asking price. Externally, the property benefits from extensive block-paved parking providing ample space for multiple vehicles, with access to a double garage. The front garden has been designed for low maintenance and has convenient side access to the rear. The rear garden is predominantly laid to lawn and enjoys afternoon sunshine, complemented by patio and seating areas ideal for outdoor entertaining. The double garage features two up-and-over doors along with useful overhead storage. Internally, the property offers beautifully presented and well-proportioned accommodation comprising of a welcoming entrance hallway, spacious lounge, and a stunning L-shaped kitchen/diner/family room fitted with integral appliances - creating a perfect hub for modern family living - along with a convenient cloakroom/WC to the ground floor. To the first floor are three generous double bedrooms and one single, including a superb master bedroom with en-suite facilities and built in wardrobes, together with a luxurious family bathroom. The property is further enhanced by some replacement uPVC double glazing and a gas central heating system. The home is ideally situated within short walking distance of two Co-Op stores, popular public houses, and convenient bus routes. Well-regarded nearby schools include St Paul's Church of England Junior School and Victoria Academy. This is a fantastic purchase opportunity, particularly suited to family buyers, and early viewing is highly recommended.

Accessed through a PVC door into:

ENTRANCE HALLWAY

Fantastic opening to the house with Karndeen style flooring, doors to the lounge, kitchen/diner, cloaks/WC and stairs to the first floor.

LOUNGE

18' 3" x 11' 6" (5.56m x 3.51m)

Coal effect living flame gas fire with chrome trim and stone effect surround, uPVC double glazed sash windows to the front, radiator and modern décor with contemporary lighting.

KITCHEN/DINER/FAMILY ROOM

19' 3" x 24' 0" (5.87m x 7.32m)

L-shaped versatile area with two uPVC double glazed windows to the side and rear. The kitchen area is fitted with a range of base, wall and drawer units with wooden worktop over incorporating one

and a half bowl sink with drainer, mixer tap and splash back tiling. Two single wall units, washing machine, dishwasher, fridge/freezer, electric hob, electric double oven, microwave and kickboard heater. Modern décor with LED lighting, two radiators, understairs cupboard with space for a dryer and external PVC door with matching bifold to the rear garden.

WC

Upgraded two-piece suite comprising of WC and wash hand vanity bowl. Decorative panelling, tiling, heated towel rail and uPVC double glazed window to the front.

FIRST FLOOR LANDING

Doors to four bedrooms and bathroom, with en-suite facility to the master bedroom.

MASTER BEDROOM

12' 7" x 11' 5" (3.84m x 3.48m)

UPVC double glazed sash window to the front, mirror fronted double wardrobe, modern contemporary décor with LED lighting and radiator. Door to:

EN-SUITE

Replacement luxury suite comprising of WC, wash hand vanity bowl and shower cubicle with screen. Tiling, heated towel rail, extractor fan and uPVC frosted glazed window to the side.

BEDROOM

11' 10" x 9' 11" (3.61m x 3.02m)

Mirror fronted wardrobe, uPVC sash window to the front, modern contemporary décor and radiator.

BEDROOM

9' 9" x 9' 9" (2.98m x 2.97m)

UPVC double glazed window to the rear and radiator.

BEDROOM

7' 5" x 7' 9" (2.26m x 2.36m)

Storage cupboard, radiator and uPVC double glazed window to the rear.

BATHROOM

Luxury four-piece suite comprising of WC, wash hand vanity basin, bath and shower cubicle. Tiled flooring and walls, heated towel rail, uPVC frosted glazed window to the side and extractor fan.

GARAGE

17' 4" x 19' 2" (5.28m x 5.84m)

Two Up'n'Over doors, overhead storage and light and power points.

EXTERIOR

Ample block paved driveway with parking for several vehicles. Access to entrance door and side aspect access to rear garden. Enclosed rear garden with established plants and shrubs and is laid mostly to lawn.



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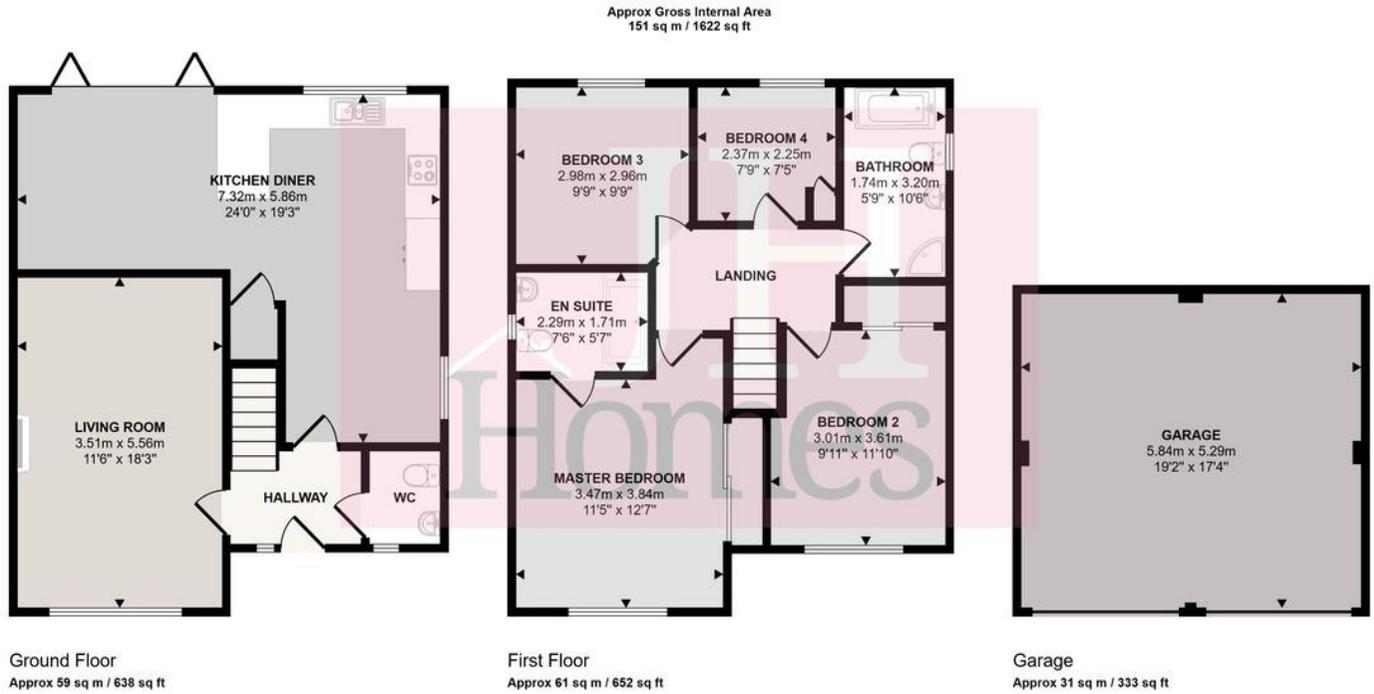
contact@jhhomes.net
www.jhhomes.net/properties

GENERAL INFORMATION

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

DIRECTIONS:

Enter Barrow via Abbey Road from Mill Brow roundabout with Furness General Hospital on your right. Turn right at The Strawberry traffic lights into Hawcoat Lane and take your third left into Thorncliff Road. Near the top of the hill turn left into Elkstone Avenue and continue straight. The property can be found by using the following "What Three Words":
<https://w3w.co/precautions.bigger.poster>



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		93 A
81-91	B	85 B	
69-80	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.

