



Avocet Crescent | Askam-in-Furness | Cumbria | LA16 7HP

Asking Price £595,000

- Outstanding Detached Family Home
- Overlooking The Duddon Estuary And Irish Sea
- Stunning Views To The Rear Elevation
- Beautifully Developed Throughout
- Spacious Family Accommodation
- 4 Double Bedrooms, 3 Ensuite Bathrooms
- Separate Family Bathroom
- Off Road Parking, Garage And Gardens To Rear
- Early Viewing Highly Recommended



Property Description

Situated in a stunning location at Parklands, Askam, this individual detached family home offers spacious accommodation throughout with outstanding views to the rear elevation across the Duddon Estuary to the Irish Sea. The property is beautifully developed and modernised with gas central heating, uPVC double glazing and extensive accommodation comprising; spacious block paved frontage with ample off road parking giving access to the garage and house, entrance hall, lounge, cinema room, family room, kitchen, utility room, wash room and to the first floor are 4 double bedrooms with 3 ensuite bathrooms and separate family bathroom. To the rear of the property is an enclosed lawned garden with spectacular views. Offered for sale in a ready to move into condition, this stunning family home is highly recommended for early viewing.

The following works have been carried out at the property in the recent past;-

- All windows, doors, barge boards and fascias were replaced in 2018 by Superior Windows with a guarantee for 10 years.
- The ridge tiles have all been re-bedded and re-pointed.
- The house has been parex rendered with a 10 year guarantee.
- All new LED lighting throughout the house internally and externally.
- The electric garage door was installed in February 2019.
- There is under floor heating to the kitchen and dining room (controlled separately) and both rooms have oak flooring.
- The cinema room has built in dolby atmos surround sound speaker system with built in projector screen above the TV that drops down using a remote control fob. (speakers and subwoofer)
- The loft is boarded and has lighting and sockets.

SERVICES

Gas, Water, Electric, Telephone, Drainage.

FRONTAGE

Having spacious block paved frontage with ample off road parking giving access to the house and garage. There is outside LED lighting and power.

ENTRANCE HALL

15' 6" x 15' 4" (4.72m x 4.67m)

Having new carpet, 2 built in double cupboards, under stairs cupboard, spindle and banister staircase, hard wood doors to all rooms, feature coving, LED down lights, radiator, ample power and lights.

LOUNGE

34' 5" x 15' 8" (10.49m x 4.78m)

Having inset pebble effect gas fire with solid oak mantle, 18 power points, 2 radiators, TV point, telephone point, feature cornice, LED down lights, 5 wall lights, 2 uPVC double glazed windows with fitted blinds to the front window, uPVC double glazed picture window and door to the garden with stunning views over the Duddon Estuary.

CINEMA ROOM

15' 10" x 14' 9" (4.83m x 4.5m)

Having cinema projector and roll down screen, built in storage cupboards, dolby atmos surround sound speakers, 8 power points, radiator, TV point, USB charging points, 6 double sockets, uPVC double glazed picture window and door to the garden with stunning views over the Duddon Estuary. Cornice and LED down lights.

FAMILY ROOM

17' 8" x 15' 8" (5.38m x 4.78m)

Having 10 power points, TV point, oak flooring with under floor heating, LED down lights, 2 uPVC double glazed windows, uPVC double glazed door to the garden and stunning views over the Duddon Estuary and open arch to the kitchen.

KITCHEN

15' 10" x 15' 10" (4.83m x 4.83m)

Having superb fitted kitchen with contrasting grey fronted wall and base storage cupboards, working surfaces, tiled surrounds, stove cooker with 6 gas rings, wok burner, 2 ovens and grill, extractor hood, island unit with base storage cupboards, rebated sink, granite worktops, breakfast bar, LED down lights, coving, oak flooring with under floor heating, 13 power points, USB power points, open arch to the family room and access to the utility hall.

UTILITY HALL

9' 2" x 4' 8" (2.79m x 1.42m)

Having tiled surrounds, base storage cupboard, marble effect worktop, plumbing for a washing machine, oak flooring, 4 power points, radiator, uPVC double glazed window, uPVC double glazed door to the side elevation and access to the integral garage and washroom.

WASHROOM

6' 2" x 4' 9" (1.88m x 1.45m)

Having W/C, wash basin, radiator, oak flooring and uPVC double glazed windows.

LANDING

Having 7 power points, radiator, LED down lights, new carpet, spindle and banister staircase, double store cupboard, single shelved cupboard and 2 uPVC double glazed windows with fitted blinds.

BEDROOM 1

21' 4" x 16' 8" (6.5m x 5.08m)

Having 8 power points, radiator, TV point, new carpet, 2 wall lights, 3 double fitted wardrobes, single shelved cupboard, LED down lights and 2 uPVC double glazed picture windows with panoramic views over the Duddon Estuary. Bedroom 1 has access to the ensuite bathroom.

ENSUITE BATHROOM

12' 4" x 10' 7" (3.76m x 3.23m)

Having white suite with freestanding oval bath, W/C, his and hers wash basins with base storage cupboards, separate shower cubicle, LED down lights, 2 wall lights, shaver point, vertical radiator and uPVC double glazed window with fitted blinds.





BEDROOM 2

22' 10" x 17' 9" (6.96m x 5.41m)

Having 3 double fitted wardrobes, double shelved cupboard, new carpet, 14 power points, 2 radiators, TV point, USB charging points, LED down lights and uPVC double glazed picture window with stunning views over the Duddon Estuary. Bedroom 2 has access to an ensuite bathroom.

ENSUITE BATHROOM TO BEDROOM 2

15' 8" x 13' 7" (4.78m x 4.14m) Having freestanding slipper bath, W/C, his and hers wash basins on pedestals, heated stainless steel towel rail, separate walk in shower cubicle, fully tiled walls, radiator, down lights, extractor fan, shaver point and 2 uPVC double glazed windows.

BEDROOM 3

15' 11" x 14' 9" (4.85m x 4.5m)

Having new carpet, 10 power points, radiator and uPVC double glazed picture window with stunning views over the Duddon Estuary.



BEDROOM 4

17' 9" x 14' 10" (5.41m x 4.52m)

Having new carpet, 12 power points, TV point, radiator and uPVC double glazed window with fitted blinds. Bedroom 4 has access to an ensuite shower room.

ENSUITE SHOWER ROOM

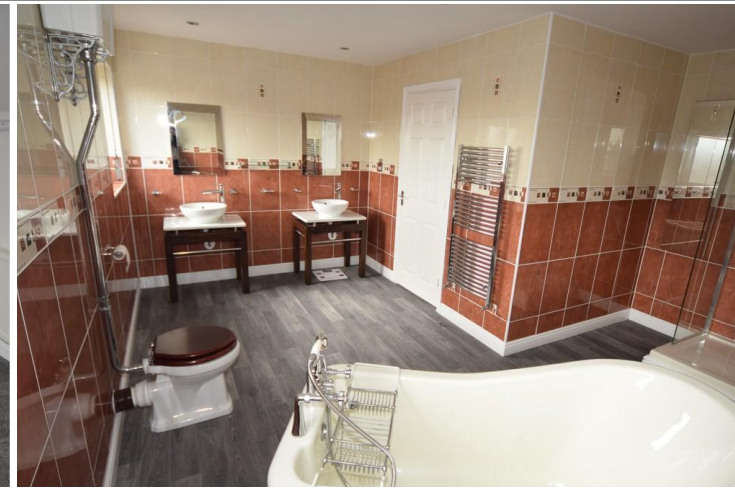
10' 4" x 4' 7" (3.15m x 1.4m)

Having double shower cubicle, W/C, wash basin with base storage cupboards, heated stainless steel towel rail, mirror fronted wall cabinet, LED down lights, low level LED lighting and xpelair.

FAMILY BATHROOM

12' 7" x 10' 5" (into the shower recess) (3.84m x 3.18m)

Having white suite with freestanding roll top bath, mixer taps with shower hose, W/C, wash basin with base storage cupboard, shaver point, separate tiled double shower cubicle, LED down lights, radiator and uPVC double glazed window with fitted blind.



GARAGE

18' 0" x 17' 10" (5.49m x 5.44m)

Having electric up and over door, 7 power points, wall mounted Vaillant gas central heating condensing boiler and uPVC double glazed window. The garage has integral access to the utility hall.

GARDEN

Having lawned garden to rear with paved pathways and superb panoramic views over Roanhead, the Duddon Estuary, Irish Sea and Black Combe. There is outside power and LED lighting. Full length glass balustrade with gate leading onto beach.

VIEWING

Key accompanied.



Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

Contact Details

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area = 382.7 sq m / 4119 sq ft
(Including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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