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# 34 Maidenlands Crescent

## Dalton-In-Furness, LA15 8UD

**Offers Over £300,000**

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# 34 Maidenlands Crescent

## Dalton-In-Furness, LA15 8UD

## Offers Over £300,000

*A superb four bedroom family home tucked away within this popular cul-de-sac location on the outskirts of the bustling market town of Dalton. The property enjoys ample off-road parking to the front along with the added benefit of an integral garage. To the rear is a private, split-level garden featuring a lawned area and patio, ideal for outdoor dining and entertaining. Internally, the accommodation is well suited to family living and further benefits from a conservatory, utility room and a convenient ground floor WC. Ideally positioned, the home is just a short drive from a range of schools, shops, eateries and pubs, as well as excellent transport links, making this an attractive and practical choice for modern family life.*

Step into this welcoming family home via a bright entrance hall that immediately sets the tone for the space on offer. The ground floor flows beautifully, with a generous lounge providing a comfortable and relaxing living space, ideal for everyday family life. To the rear, a spacious kitchen diner forms the heart of the home, offering plenty of room for cooking, dining and entertaining, with direct access to the garden. A conservatory adds valuable additional living space, perfect as a second sitting room or playroom, while a useful utility room and ground floor WC complete the ground floor accommodation.

Upstairs, the property continues to impress with four well-proportioned bedrooms plus a study, all offering flexibility for family living, guests or home working. The family bathroom is well positioned to serve all bedrooms and is fitted with a modern suite.

Externally, the property benefits from ample off-road parking to the front along with an integral garage. To the rear is a private, split-level garden featuring a lawn and patio areas, ideal for outdoor dining, entertaining and enjoying the warmer months.

**Lounge**
15'5" x 9'9" (4.71 x 2.98)

**Kitchen**
14'4" x 8'3" (4.37 x 2.52)

**Conservatory**
10'11" x 8'0" (3.34 x 2.44)

**Utility Room**
8'4" x 8'3" (2.56 x 2.54)

**Ground Floor WC**
3'8" x 2'10" (1.12 x 0.88)

**Master Bedroom**
8'3" x 13'6" (2.52 x 4.12)

**Bedroom Two**
8'0" x 12'11" (2.44 x 3.95)

**Bedroom Three**
8'0" x 11'1" (2.45 x 3.38)

**Bedroom Four**
8'3" x 8'10" (2.53 x 2.70)

**Bathroom**
5'11" x 6'0" (1.81 x 1.83)

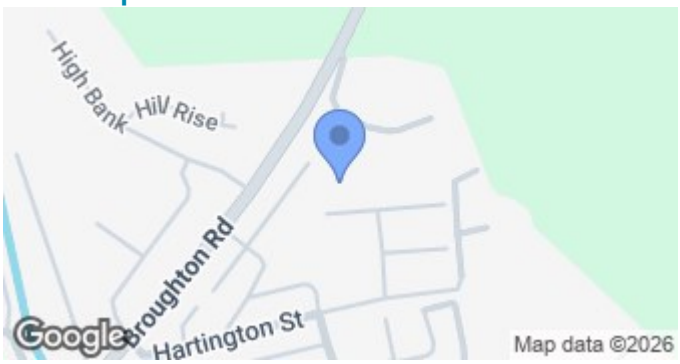
**Office (with access to loft area)**
8'11" x 2'11" (2.72 x 0.89)

**Loft Area**
13'1" x 10'4" (into eaves) (4.01 x 3.16 (into eaves))

**Integral Garage**
14'5" x 8'4" (4.41 x 2.56)

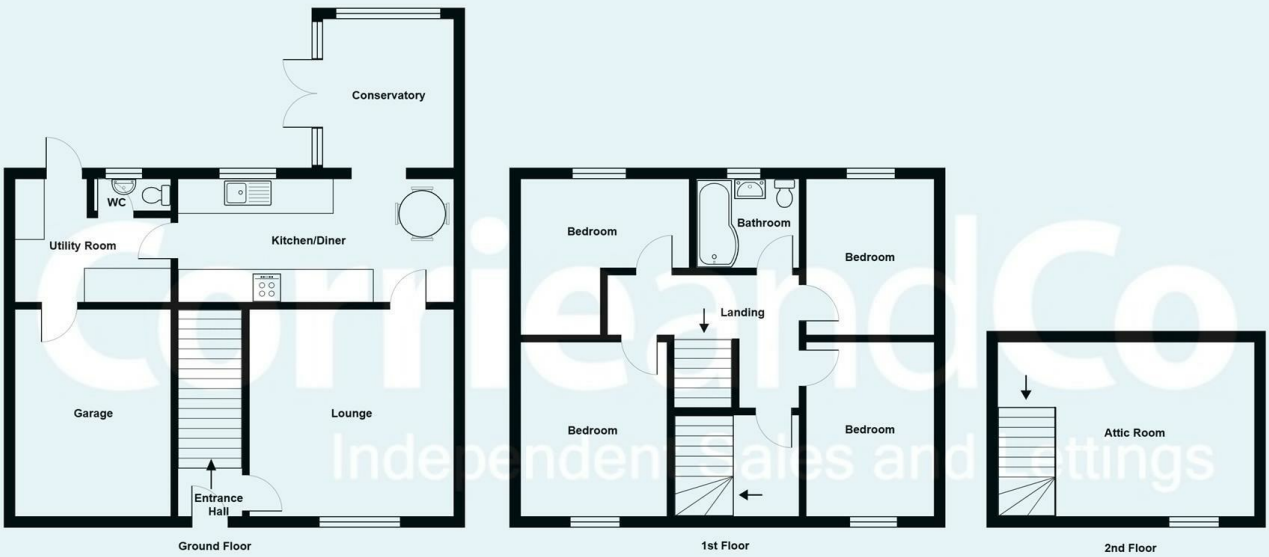
- Superb Family Home
- Ample Off Road Parking
- Utility, Conservatory & WC
- Close to Amenities
- Popular Residential Location
- Integral Garage
- Private Split Level Rear Garden
- Council Tax Band - C

## Road Map




## Terrain Map

## Floor Plan

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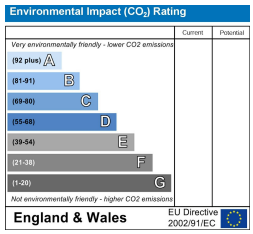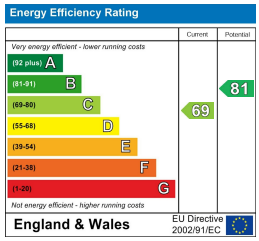
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