



## 14 Laurel Drive

Barrow-In-Furness, LA13 0RD

Offers In The Region Of £325,000



4



2



2



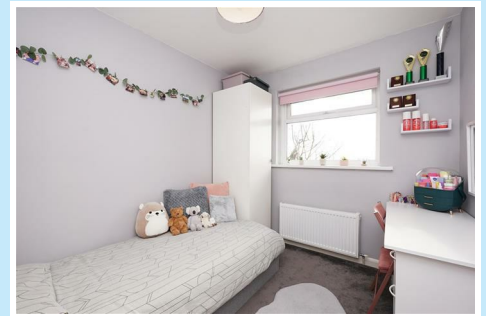
C



# 14 Laurel Drive

Barrow-In-Furness, LA13 0RD

## Offers In The Region Of £325,000



*This stunning four-bedroom detached family home is located in an ever-popular area, offering stylish and modern décor throughout. With off-road parking, an attached garage, and a well-maintained rear garden, this property provides both comfort and convenience. Ready to move into, it presents an excellent opportunity for buyers seeking a beautifully presented home in a sought-after location.*

As you enter the property you arrive into the porch which provides access to the hallway. The hallway leads to the kitchen diner, lounge and WC. The lounge spans the full depth of the home and has been finished in a modern style with tasteful wallpaper, fitted carpeting and dual aspect outlook. The kitchen has been fitted with a good range of contemporary high gloss, contrasting colour flat fronted wall and base cabinets with complimentary white quartz worktops and upstands with undermount sink. The integrated appliances include a fridge, freezer, dishwasher, double oven and gas hob. A breakfast bar provides a sociable eating area whilst the dining area is the perfect place for intimate gatherings.

To the first floor there are four bedrooms and a bathroom. The master bedroom is situated to the front aspect of the property and has been tastefully decorated and fitted with carpeting, it also has built-in storage cupboard. The second bedroom is also situated to the front aspect of the property and is a generous size which has been neutrally decorated and fitted with carpeting. The third and fourth bedrooms are situated to the rear aspect of the property with neutral décor and carpeting. The bathroom has been fitted with a three piece suite comprising of a low level flush WC, vanity sink and a bath with an over bath shower attachment.

To the rear of the property there is a spacious garden which must be viewed in order to fully appreciate the size and excellent sun aspect. With lawn and a patio areas, ideal for outdoor seating and relaxation, this garden is perfect for all the family. Access from the raised terrace to the utility room which is of an excellent size with plumbing for a washing machine. The garage is also of an impressive size with light and power as well as ample storage space.

### Lounge

21'3" x 10'9" (6.50 x 3.28 )

### Kitchen Diner

16'10" x 12'4" (5.14 x 3.76 )

### Utility

6'1" x 10'9" (1.87 x 3.28 )

### WC

4'0" x 3'11" (1.22 x 1.20)

### Bedroom One

10'11" x 12'3" (3.35 x 3.75 )

### Bedroom Two

9'4" x 12'2" (2.85 x 3.73 )

### Bedroom Three

8'9" x 7'4" (2.69 x 2.25 )

### Bedroom Four

7'9" x 8'9" (2.37 x 2.69 )

### Bathroom

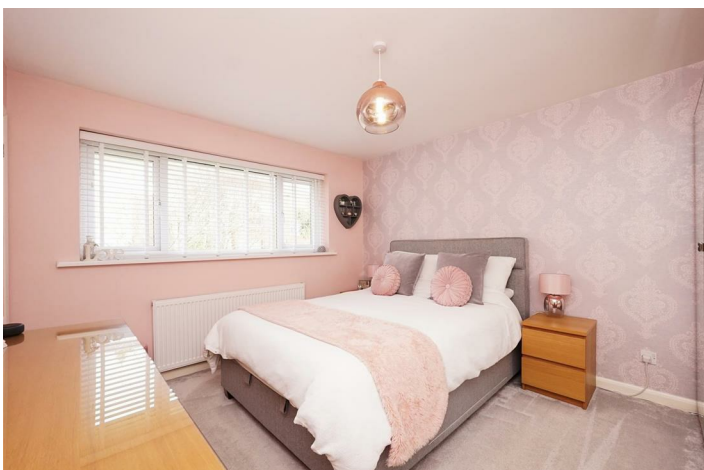
7'8" x 5'5" (2.36 x 1.66 )

### Garage

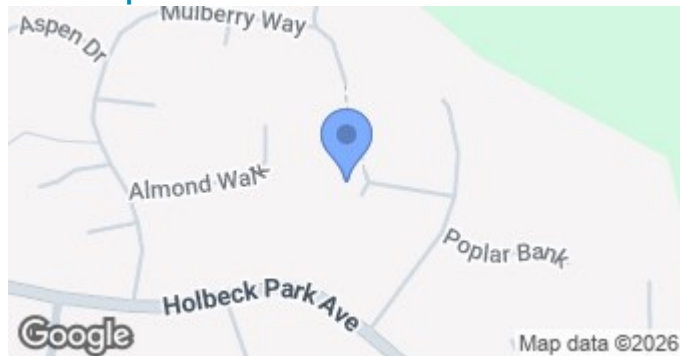
10'9" x 18'10" (3.3 x 5.76 )



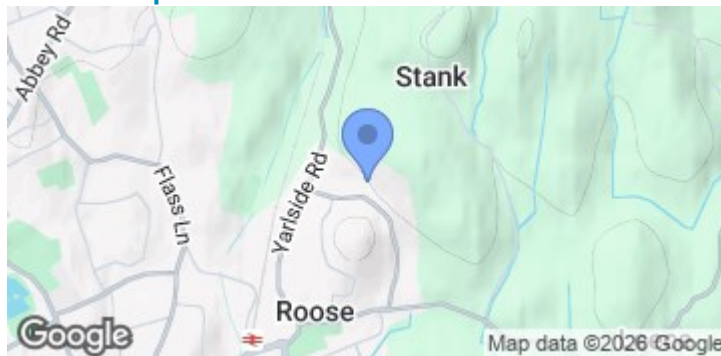
- Ideal Family Home
- Close to Amenities
  - Rear Garden
  - Off Road Parking
- Gas Central Heating
- Sought-after Location
- Tasteful Decor Throughout
  - Attached Garage
  - Double Glazing
  - Council Tax Band - D



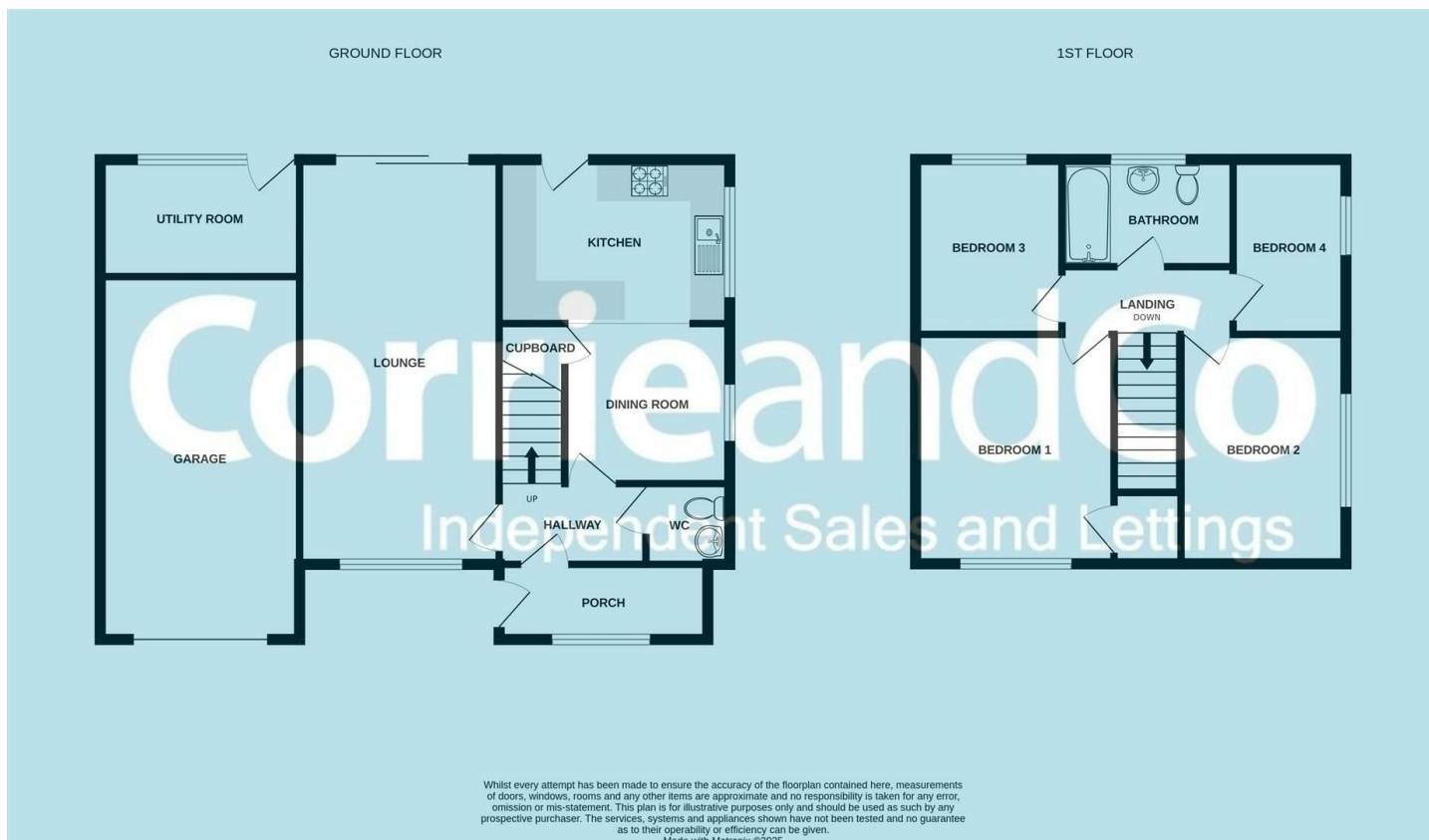
## Road Map



## Terrain Map



## Floor Plan



**We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.**

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	83
		EU Directive 2002/91/EC	