



11 Kestrel Drive

Dalton-In-Furness, LA15 8QA

Offers In The Region Of £335,000



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This delightful three bed detached bungalow presents an excellent opportunity for those seeking a comfortable family home. This property has great size rooms with a large reception room. The driveway and attached garage provide private off-road parking whilst the garden provides the opportunity to enjoy nature from your own back door. The property is located close to local amenities, schools, and transport links.

This unique property on Kestrel Drive offers an expansive and versatile single-story layout, perfect for those seeking spacious living with a highly adaptable floor plan.

To the front of the property you'll locate a convenient driveway and attached garage. Perfect for parking your car and additional storage space. To the rear of the property a substantial and private outside space.

Stepping into the property you're welcomed by the entrance hall perfect for taking off wet shoes and coats. The hallway takes you into the heart of the home. Immediately the sleeping quarters are on the left and the right at the front of the property. Equally generous and well-proportioned bedrooms. The primary suite is a particular highlight, coming complete with its own private en-suite bathroom and utility space. The second room has additional storage space and the third is certainly capable of hosting a bed and furniture.

To the rear of the property lies a truly impressive lounge, a sprawling space ideal for large family gatherings or a premium entertainment suite. Adjacent to this is a bright conservatory, which serves as a secondary relaxation area and provides a lovely transition to the outdoor garden space.

Finally the central hub of the home features a dedicated dining room that flows seamlessly into the kitchen, ensuring a practical layout for day-to-day living. The property is exceptionally well-catered for in terms of amenities, featuring a main family bathroom.

Reception Room

24'7" x 18'4" (7.50 x 5.59)

Kitchen Diner

8'9" x 12'0" plus 6'11" x 8'10" (2.68 x 3.68 plus 2.12 x 2.71)

Bedroom One

17'5" x 10'7" (5.33 x 3.23)

Ensuite Shower Room

7'4" x 6'8" (2.26 x 2.05)

Bedroom Two

13'8" x 10'8" (4.17 x 3.27)

Bedroom Three

10'11" x 8'11" (3.34 x 2.72)

Bathroom

8'10" x 4'3" (2.71 x 1.32)

Orangery

12'9" x 8'7" (3.89 x 2.64)

Storage

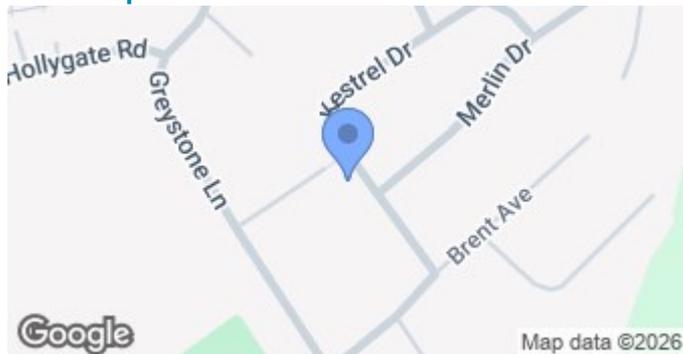
6'3" x 7'3" (1.92 x 2.22)



- Detached Bungalow
 - Off Road Parking
 - Rear Garden
 - Close To Local Amenities
 - Conservatory
- Three bedrooms
 - Garage
 - Large Rooms
 - En-suite Master Bedroom
 - Council Tax Band - C



Road Map



Terrain Map



Floor Plan



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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 ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ 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 | | |
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| England & Wales | | EU Directive 2002/91/EC | |