



11 Esthwaite Drive Dalton-In-Furness LA15 8TF

Offers Over £370,000

Tucked away at the head of a quiet cul-de-sac at the top of Cemetery Hill the home boasts an enviable position in this established modern development. Constructed approximately 6 years ago the current owners commissioned a range of luxury upgrades to the property at the point of build. Additionally the garden has been landscaped in to a low maintenance and truly private oasis bordered by mature trees with composite decking and Pergola. There is also the addition of an EV charger. The interior of the home has been lovingly maintained and benefits from high end finishes not limited to a bespoke media wall with app controlled linear fire, luxurious bathroom suite and engineered oak flooring to the ground floor. From the moment you set foot through the door, you will instantly be immersed in the quality and lifestyle this home will bring.



Approach

A well-maintained lawn, and convenient access to both the garage and front door. This inviting home provides a perfect blend of style, comfort, and practicality, making it an ideal choice for families. The driveway offers ample off-road parking, ensuring ease and convenience for multiple vehicles. The spacious garage provides additional storage or parking space, while the front door offers easy access to the welcoming interior. Inside, you'll find a tastefully designed layout with ample living and entertaining spaces, as well as generously-sized bedrooms for rest and relaxation.

Entrance Hall

Providing access to the lounge the hallway is finished with engineered oak flooring and neutral décor.

Open Plan Living Area 13'6" max x 28'10"

The stunning open-plan living area, offering the perfect blend of style, comfort, and functionality. With its spacious lounging and dining space, engineered oak flooring, neutral décor, and abundance of natural light, this room provides an exceptional setting for relaxation, entertainment, and everyday living. The open-plan design creates a seamless flow between the lounge and dining areas, making it an ideal space for hosting gatherings or simply enjoying time with family. The focal point of this gorgeous living area is the media wall with inset app controlled linear electric fire, providing both warmth and ambiance.

Kitchen 11'6" x 9'1"

A beautifully designed, contemporary kitchen, featuring light grey gloss wall and base units perfectly complemented by wood-effect work surfaces and matching splashback. This stylish and functional space boasts a range of integrated appliances, including a double oven, fridge freezer, dishwasher, gas hob, and extractor fan, as well as access to the utility room. The breakfast bar area adds a social element to the space, providing an ideal spot for enjoying a quick meal or catching up with family and friends over a cup of coffee.

Utility Room 5'9" x 5'8"

The utility room is a great addition to the property and has been fitted with wood effect laminate worksurfaces and has space for free standing appliances with access to the garage and WC.

Downstairs WC 5'9" x 3'1"

The WC has been fitted with a low level flush WC and a vanity sink and charcoal feature wall.





First Floor Landing

Boasting a glass balustrade and over stairs storage cupboard. Oak doors provide access to all rooms.

Bedroom One 16'10" x 9'1"

This beautifully designed master bedroom, situated at the front aspect of the property features a harmonious colour palette of white painted walls and grey wood-effect laminate flooring, creating an atmosphere of serenity and sophistication. The neutral tones not only offer a timeless appeal but also provide a versatile backdrop for you to personalise with your unique style and furnishings.

En-Suite 6'2" x 6'5"

This stunning en-suite bathroom features a stylish three piece suite that includes a low level flush WC, wall-hung vanity sink with LED mirror, and a corner shower with a thermostatic rainfall shower attachment with full tiling to the walls.

Bedroom Two 14'0" x 9'4"

The second bedroom is another generously sized room situated to the front aspect of the property and has been neutrally decorated with white painted walls and complimentary carpeting.

Bedroom Three 9'4" x 14'2"

The third bedroom is versatile for use and is currently being used as a snug/cinema room. It has been neutrally decorated with white painted walls and grey wood effect laminate flooring with views of the surrounding trees and fields.

Bedroom Four 10'7" x 7'10"

This adaptable fourth bedroom is currently being utilised as a spacious walk-in wardrobe providing an efficient storage solution. If a walk-in wardrobe isn't your top priority, this fourth bedroom can be utilised as a traditional bedroom or study.

Bathroom 7'10" x 7'0"

The bathroom has been fitted with a four piece suite comprising of a low level flush WC, wall hung vanity sink with freestanding wash hand basin and LED Mirror, twin end bath and a shower cubicle with rainfall thermostatic shower attachment. Full tiling to the walls.

Garage 18'4" x 8'6"

Accessed from the utility room with side door, up and over door to the front and light and power.

Exterior

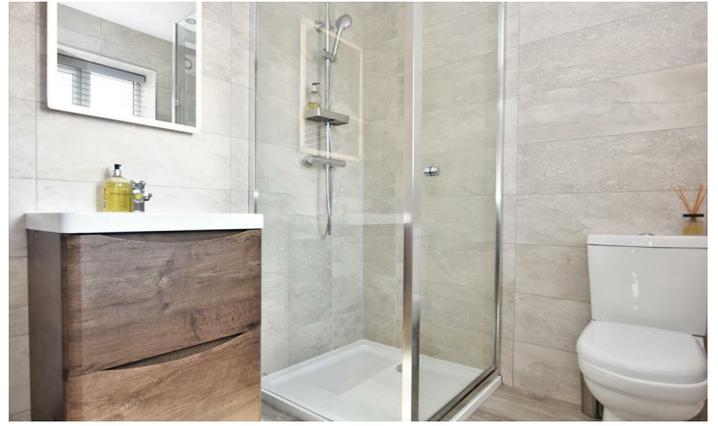
To the rear of the property you'll be greeted by the beautifully landscaped private garden, boasting a sunny aspect, decked area with manually or digitally controlled built in lighting, and a charming pergola – creating the perfect setting for outdoor seating and entertainment. With its artificial lawn, slate chippings, and planted borders, this garden offers a low-maintenance, yet stunning outdoor space for relaxation, socialising, and enjoyment. The artificial lawn offers the appearance of lush green grass without the hassle of regular maintenance, while the slate chippings add a touch of modern elegance to the garden's design. The carefully selected and planted borders provide a vibrant array of colours and textures, enhancing the overall aesthetic and atmosphere of the space. With the added benefit of an outdoor power socket and tap.





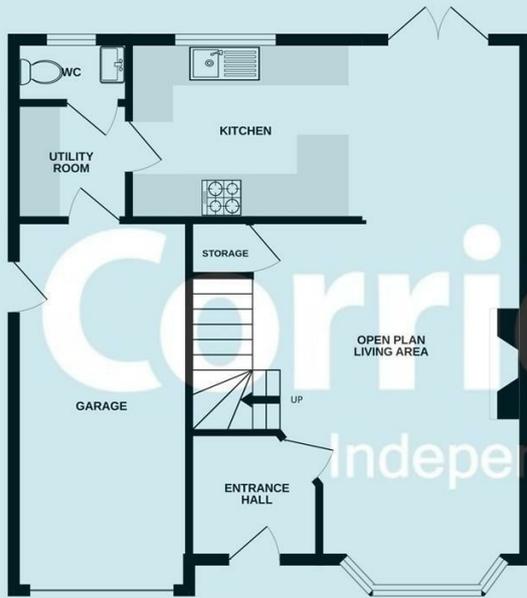
- *Ideal Family Home*
- *Luxury Upgrades Throughout*
- *Gardens to Front and Rear*
- *Off Road Parking & Garage*
- *Gas Central Heating*
- *Head of a Quiet Cul-de-sac*
- *Modern Décor Throughout*
- *ABC+ Warranty*
- *Double Glazing*
- *Council Tax Band - D*







GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	93	A	A
81-91	82-91	B	B
69-80	69-80	C	C
55-68	55-68	D	D
39-54	39-54	E	E
21-38	21-38	F	F
1-20	1-20	G	G

Very energy efficient - lower saving costs
All energy efficient - higher saving costs
EU Directive 2002/91/EC

Very environmentally friendly - lower CO₂ emissions
All environmentally friendly - higher CO₂ emissions
EU Directive 2002/91/EC

England & Wales