



ROCK BANK, WITHERSLACK, GRANGE OVER SANDS, LA11 6RW
£625,000

MILNE MOSER
SALES + LETTINGS

ROCK BANK
WITHERSLACK
GRANGE OVER SANDS
LA11 6RW



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GARAGE &
PARKING

OVERVIEW

In an elevated position on a substantial plot amounting to approximately half an acre, this detached dormer bungalow with annexe will offer the buyer a wealth of possibilities. The current layout is already surprisingly generous and has been extended over the years creating an annexe at the side and further potential in the loft. The lounge has a bay window - perfect for bird watching across the garden and there is a sun room and kitchen diner. Both bedrooms within the original bungalow are doubles and there is a utility room, bathroom and WC. The annexe extension has a lounge, kitchen, generous bedroom and bathroom. The extensive gardens include gently sloping lawn areas, rockery, flower beds, fruit trees and vegetable plot. Along with this is the large parking and turning area plus double garage.

Owned and built by the same family since new, this is the first time the bungalow has come to the open market. Available with no onward chain, viewing is essential.

ACCOMMODATION

Approaching from the large parking area at the side of the property, sliding patio doors lead into:

SUN ROOM 12'2" x 12'4" (3.71m x 3.76m)

A double glazed window faces the front aspect with view across the garden and there are further sliding patio doors to the annexe lounge. Tongue and groove panel ceiling, a ceiling light and radiator.





HALL

Being an L shape, the hallway has two built in cupboards - one for coats and the other housing the hot water cylinder. Two ceiling lights, a radiator and internal access via hatch and pull down ladder to developed loft workshop/store.

LOUNGE 16'7" x 12'1" (5.06m x 3.69m) into bay

A UPVC double glazed bay window faces the side aspect and there is an additional large UPVC double glazed window to the front elevation looking across the garden. Built-in shelving and wall units, two low level radiators and recessed strip light. Two wall lights and both television and telephone points.

KITCHEN/DINER 10'4" x 13' (3.14m x 3.97m)

A UPVC double glazed window faces the front elevation and a wood double glazed window to the side. Wood base and wall units with light Corian worktops incorporating the sink and drainer. Electric hob and oven, tiling to the walls plus tongue and groove, radiator and recessed strip light. There is built-in bench seating and a wood room divider along with a good sized pantry concealed to the rear wall. The pantry has shelving and a light. External Stable door.

BEDROOM 13'7" x 8'11" (4.14m x 2.72m)

An internal window faces into the sun room. Three built-in single wardrobes with over bed storage and dressing table area. Radiator and a ceiling light.

BEDROOM 13'8" x 8'11" (4.17m x 2.71m)

Located at the rear of the property, the second double bedroom has one double and one single built-in wardrobe, a radiator and ceiling light. Double glazed window.



BATHROOM 5'7" x 5'11" (1.7m x 1.81m)

Frosted window to the side aspect. Fitted with a cast bath with shower over and a wash hand basin. Fully tiled, there is a radiator, ceiling light and a vanity light and shaver point.

WC

Frosted window to the side elevation. WC, ceiling light and tiling.

UTILITY ROOM 11' x 8'7" (3.35m x 2.62m) max

Windows face the side and rear aspects and there is an external wooden door. Butler sink, plumbing for the washing machine, Warmflow oil fired boiler and a built in cupboard with sliding doors. Smaller lower cupboard.

ANNEXE

LOUNGE 14'4" x 13'9" (4.37m x 4.19m)

Internal sliding doors connect to the sun room and there is a double glazed window to the rear. Telephone point, television point, recessed strip light and two wall lights. Stairs lead to the first floor and there is a radiator.

KITCHEN 6'1" x 13'9" (1.85m x 4.19m)

A double glazed window faces the side aspect and there is an external stable door. Fitted with white base and wall units with marble effect worktops and a stainless steel sink with drainer. Space for an electric cooker and under counter fridge, tiling to the walls and a recessed strip light.

LANDING

Velux rooflight and a ceiling light.

BEDROOM 10'11" x 13'10" (3.33m x 4.22m)

A double glazed window to the front aspect. Ceiling light and a radiator.

BATHROOM 6'1" x 13'9" (1.86m x 4.20m)

Double glazed window to the side aspect. Fitted with a three piece suite comprising bath with electric shower over, a vanity wash hand basin and concealed cistern WC. Built in cupboards, a radiator and ceiling light.

DEVELOPED BUNGALOW LOFT

WORKSHOP/STORE 11'2" x 18'8" (3.39m x 5.69m)

Accessed externally from the rear of the property via steps and a wooden walkway. Alternative internal access via a drop down ladder and hatch into the main bungalow hallway. Having a built in slimline cupboard and access to the eaves.

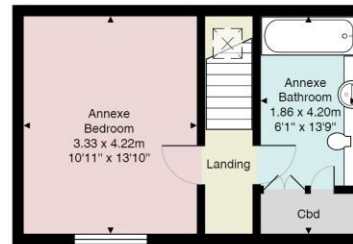
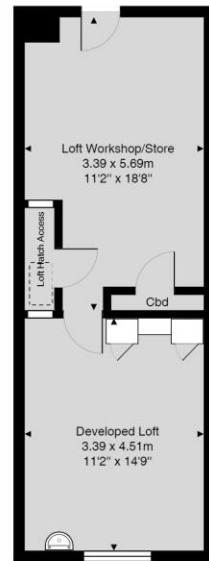
DEVELOPED LOFT 11'2" x 14'9" (3.39m x 4.51m)

The second developed loft space has a basin and two single wardrobes. A double glazed window to the front aspect, a radiator and ceiling light.

EXTERNAL

The private gardens and grounds surround the property with a sweeping driveway leading from the road up to the house. Laid mainly to lawn with exposed rock banks, shrubs and fruit trees, the spacious garden is perfect for children and pets and is bounded by





This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only.





walling and fencing. Areas have been set aside for vegetables and there is a lower level pond and seating area. External lighting and tap.

The parking and turning area, adjacent to the house, has space for a number of vehicles and leads to the double garage.

DOUBLE GARAGE 17'11" x 19'9" (5.46m x 6.02m)

Having two roller doors (one electric), a window to the side and two ceiling lights.

GENERAL INFORMATION

Mains Services: Water and Electric. Oil fired central heating and drainage via septic tank.

Tenure: Freehold

Council Tax Band: F

Heading towards Barrow in Furness on A590, continue along the dual carriageway passing the Levens and Foulshaw turnings. The road then narrows to two lanes and as the dual carriageway starts again, take the turning across to the right to Witherslack. Pass the community shop and Derby arms pub, continuing through the village, ignoring the left hand turn to the church. As the road dips, keep to the left. Pass the Parish Hall (on your right) with the property located a short distance on to the right hand side.
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To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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